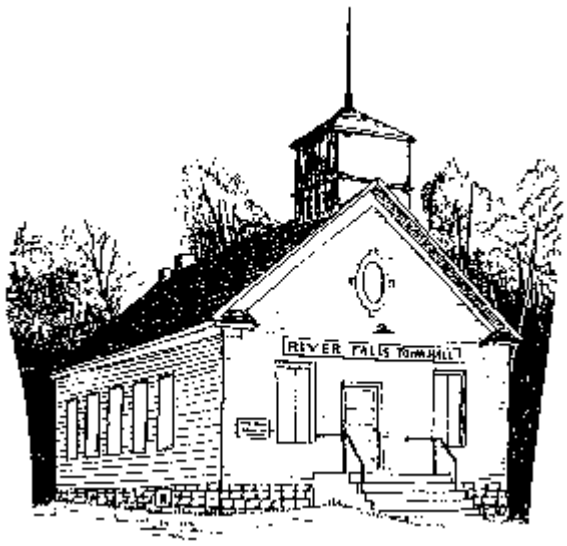
Town of River Falls Town Board

11/9/2026 Meeting Materials



TOWN OF RIVER FALLS

The following River Falls Town Meetings will meet on Monday, November 9, 2026, beginning at 6:00 P.M. at the Unitarian Universalist Society of River Falls Building, N8010 US Highway 65, River Falls.

6:00 P.M. – **Plan Commission** Agenda: Minutes from 10/19/26 Plan Commission Meeting; Zoning Administrator Report; Review And Discuss Conditional Use Permits; Review Proposed Changes to Town Code Chapter 1 – General Government; Updates from Plan Commission Sub-Committees; Comments & Requests; Future Agenda Items; A quorum of Town Board members may be present.

6:45 P.M. – Public Budget Hearing and Special Meeting of the Electors

7:00 P.M (or immediately following Elector Meeting). – Town Board

Call to order

Consider for approval or other action:

1. Approve Agenda
2. Minutes from October 19, 2026, Regular Board Meeting
3. Financial/Fire Call Report
4. Zoning Administrator Report
5. Plan Commission Report
6. Discuss and Take Action on Public Access on 950th Street
7. Public Comments and Requests
8. Approve 2027 Town Budget
9. Set Date and Discuss Plans for Holiday Reception
10. Discuss and Take Action on Town Hall Building Transition
11. Review Burn Permit Form and Process
12. Review and Update Employee Handbook
13. Updates on Moody Property Development and Annexation
14. Discuss Moratorium on Hyperscale Projects in the Town
15. Board and Staff Communications
16. Audit and Pay Bills
17. Future Agenda Items
18. Adjourn

Action may be taken on any agenda item. This agenda is subject to change. Some agenda items may be taken up earlier in the meeting, or in a different order than listed. The posted notice at the Town Hall is the primary notice. Meeting notice posted on the Town's website www.riverfallstown.com, and at the River Falls Town Hall, W9015 770th Avenue, River Falls, WI. Anyone wishing to attend the meeting who requires special accommodation because of a disability should contact the Clerk's office, at 715-629-8240 or email clerk@riverfallstown.com, at least 72 hours before the meeting begins so that appropriate accommodations can be made.

Sarah Meyer, Clerk

TOWN OF RIVER FALLS – REGULAR BOARD MEETING
Monday, October 19, 2026
Unitarian Universalist Society Building

The meeting was called to order by Chair Terry Kusilek at 7:00pm. Elected officials and staff present: Terry Kusilek, Chair; Mary Foster, Siri Smith, Joe Mahoney, Jerome Rodewald; Supervisors; Rita Kozak, Treasurer; Sarah Meyer, Clerk; Don Rodewald, Zoning Administrator; Guests present: Victoria Rader, Wendy DiPeso, Maureen Ash

Joe made a motion to approve the agenda as posted. Jerome seconded. M.C.

Joe moved to approve the minutes of the October 5, 2026, Regular Board meeting. Siri seconded. M.C.
Joe moved to approve the minutes of the October 7, 2026, Emergency Board meeting. Mary seconded. M.C.

Financial Report/Fire Call Report: Treasurer Rita provided the Treasurer's Report. The current available balance is $665,653.00. Siri moved and Mary seconded to send the Juan Andres fire call to CSI for collection. M.C. Joe moved, and Jerome seconded to accept the financial and fire call reports. M.C.

Public Comments & Requests: Maureen Ash commented on a good job that Sarah has done getting transitioned to the UU building.

Zoning Administrator Report: Zoning Administrator Don Rodewald provided the zoning report (attached). Joe made a motion to accept the Zoning Administrator's report. Siri seconded. M.C.

Plan Commission Report: nothing to report

Set Date and Discuss Plans for Holiday Reception: The holiday reception is tentatively scheduled for 12/21.
Discuss Town and Country 4H Club Donation: Siri moved that the Town donate $500 to Town and Country 4H Club for their mowing and cemetery care work. Joe seconded the motion. M.C.
Start Planning for Fall Tax Newsletter: The December 2027 newsletter will be similar to the 2026 newsletter. Indivuduals in charge of certain newsletter portions will get those to Sarah for updates.
Discuss and Take Action on Printing and Sending Tax Statements: Siri move to go with L & M postage service for printing and mailing the tax statements. Joe seconded. M.C.
Review and Update Employee Handbook: Postponed to the November 9 board meeting.
Discuss and Take Action on Town Hall Building Transition: The electricity and security system will be left on but the water will be shut off. Sarah, Terry and Joe will work on getting snow removal arranged.

Discuss and Take Action on Town Hall Building Repairs: The Facilities Committee will be discussing future plans for the town hall.

Review Burn Permit Form and Process: Rita has created a draft of a refreshed burn permit. Rita will make additional edits and bring back to November 9 meeting.

Consider Clerk/Treasurer Appointed or Elected Transition: Mary moved and Siri seconded to change the Clerk and Treasurer positions from elected positions to appointed and to put this topic on the November 9 elector meeting agenda. M.C.

Discuss Moratorium on Hyperscale Projects in the Town: Jerome and Don are working on this. A discussion took place at the last City of River Falls council meeting. The Code Ordinance Committee is working on updating Chapter 17 which may include this topic.

Board and Staff Communications:

DRAFT

Sarah said that Palmer Hansen and Mason Meyer will be helping set up the election on November 2. Jope moved and Mary seconded to pay Mason and Palmer $20/each to work on election setup. M.C. Siri moved to have Don haul the old tin off the shop roof away. Mary seconded. M.C. Terry reported that there were five trees down last Friday and Dalton had to come in. Stop signs were hit by a car and were down as well. The shop insulation will be installed 10/20. Terry, Sarah, Rob and Dalton moved the town hall items to the UU building earlier today.

Audit and Pay Bills Joe moved to audit and pay bills, Mary seconded. M.C.

Future Agenda items:

- Approve Agenda
- Minutes from October 19, 2026, Regular Board Meeting
- Financial/Fire Call Report
- Public Comments and Requests
- Zoning Administrator Report
- Plan Commission Report
- Discuss and Take Action on Public Access on 950th Street
- Public Comments and Requests
- Approve 2027 Town Budget
- Set Date and Discuss Plans for Holiday Reception
- Discuss and Take Action on Town Hall Building Transition
- Review Burn Permit Form and Process
- Review and Update Employee Handbook
- Updates on Moody Property Development and Annexation
- Discuss Moratorium on Hyperscale Projects in the Town
- Board and Staff Communications
- Future Agenda Items
- Audit and Pay Bills
- Adjourn

Joe moved to adjourn. Mary seconded. M.C. Meeting adjourned at 8:03pm.

DRAFT

Town of River Falls
Profit and Loss Detail
October 21 through November 9, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Fire Protection								
Fire Calls								
Deposit	11/02/26	00129...	American Family Ins	Fire Call Daniels ...		Money Market Acc...	661.75	661.75
Deposit	11/04/26	304	Daniel Fossen	FC payment 5947		Money Market Acc...	100.00	761.75
Total Fire Calls							761.75	761.75
Fire Inspection Fees								
Deposit	11/02/26	8469	Garden Divas	FI 5945		Money Market Acc...	50.00	50.00
Deposit	11/04/26	01302	Splash Zone	Fire Inspctn 5948		Money Market Acc...	50.00	100.00
Deposit	11/04/26	14634	Have a Heart	Fire Inspctn 5949		Money Market Acc...	50.00	150.00
Deposit	11/04/26	00193...	Unitarian Society	Fire Inspctn 5950		Money Market Acc...	50.00	200.00
Deposit	11/04/26	1015	BAS Properties	Fire Inspctn 5951		Money Market Acc...	50.00	250.00
Total Fire Inspection Fees							250.00	250.00
Total Fire Protection							1,011.75	1,011.75
Interest Earned MM, CDs, Ck								
Impact Fee Interest								
Deposit	10/31/26	Cash	RCU	Impact Fee Intrst...		Royal Credit Union	50.25	50.25
Total Impact Fee Interest							50.25	50.25
Public Entity Account								
Deposit	10/31/26	Cash	RCU	Public Entity Intr...		Royal Credit Union	2,264.55	2,264.55
Total Public Entity Account							2,264.55	2,264.55
Interest Earned Money Market								
Deposit	10/31/26	cash	fnbrf	MM Interest 5954		Money Market Acc...	791.55	791.55
Total Interest Earned Money Market							791.55	791.55
Total Interest Earned MM, CDs, Ck							3,106.35	3,106.35
Other Revenue								
Refunds								
Deposit	10/26/26	00014...	FTC Prime	FTV v Amazon R...		Money Market Acc...	16.98	16.98
Total Refunds							16.98	16.98

Town of River Falls
Profit and Loss Detail
October 21 through November 9, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Other Revenue							16.98	16.98
Public Charges for Services								
Recycling Center								
Deposit	10/26/26	6131	Randall Mittag	RC 5927		Money Market Acc...	65.00	65.00
Deposit	10/26/26	1319	Eric Deaton	RC 5928		Money Market Acc...	45.00	110.00
Deposit	10/26/26	10985	Stephan Cox	RC 5929		Money Market Acc...	25.00	135.00
Deposit	10/26/26	620	Matthew Lison	RC 5930		Money Market Acc...	15.00	150.00
Deposit	10/26/26	2613	Kris Torkelson	RC 5931		Money Market Acc...	12.00	162.00
Deposit	10/26/26	1276	Frederic Feisthauer	RC 5932		Money Market Acc...	10.00	172.00
Deposit	10/26/26	549	Lukas Nelson	RC 5933		Money Market Acc...	9.00	181.00
Deposit	10/26/26	Cash	Joe Mahoney	RC 5934		Money Market Acc...	1,253.15	1,434.15
Deposit	11/02/26	1320	Eric Deaton	RC 5936		Money Market Acc...	75.00	1,509.15
Deposit	11/02/26	5756	Cherilyn Ronning	RC 5937		Money Market Acc...	30.00	1,539.15
Deposit	11/02/26	1935	Stacey McCusker	RC 5938		Money Market Acc...	17.00	1,556.15
Deposit	11/02/26	5171	Kristina Steves	RC 5939		Money Market Acc...	20.00	1,576.15
Deposit	11/02/26	6134	Randall Mittag	RC 5940		Money Market Acc...	15.00	1,591.15
Deposit	11/02/26	900	Joshua Davies	RC 5941		Money Market Acc...	15.00	1,606.15
Deposit	11/02/26	2617	Kris Torkelson	RC 5942		Money Market Acc...	9.00	1,615.15
Deposit	11/02/26	567	Lukas Nelson	RC 5943		Money Market Acc...	9.00	1,624.15
Deposit	11/02/26	Cash	Joe Mahoney	RC 5946		Money Market Acc...	1,156.62	2,780.77
Total Recycling Center							2,780.77	2,780.77
Total Public Charges for Services							2,780.77	2,780.77
Total Income							6,915.85	6,915.85
Net Ordinary Income							6,915.85	6,915.85
Net Income							6,915.85	6,915.85

TOWN OF RIVER FALLS

TREASURER'S REPORT

November 9, 2026

	11/09/26		**10/19/26**
FNBRF MM TRANSFERS	$ 60,000.00	11/06	
	$ 25,000.00	10/23	
FNBRF BALANCE	$ 716,302.76		$ **786,499.01**
ROYAL CREDIT UNION			
	$ 25.36	Business Savings	$ 25.35
	$ 682,652.16	Entity Account	$ 680,387.61
	$ -30,688.44	Revaluation	
	$ -40,000.00	2025 Transfer for Reval	
	$ -44,937.00	Highway Equipment	
	$ -40,000.00	Capital Outlay	
	$ -200,000.00	Roads	
RCU AVAILABLE	$ **327,052.08**		$ 324,787.52
TOTAL AT BOTH BANKS	$ **1,043,354.84**		$ 1,111,286.53
RECOMMENDED RESERVE	$ **445,653.00**		$ **445,653.00**
AVAILABLE FUNDS	$ **597.701.84**		$ 665,633.53
Impact Fee (RCU MM)	$ **15,148.73**	Impact Fee	opened 5/28/26

C. Chavers Fire Call—settle for $500 –original invoice = $844.71 Town would receive 65% ($549)

Fire Inspection Invoices sent—23 properties at $50/inspection

Zoning Report Oct 19- Nov 9, 2026

10/19 N8824 1047th St. – Prepared a zoning permit application for Frank Hutton for a 12'x24' accessory building.

10/27 N8792 862nd St. – Site visit with Paul Kolars to review possible subdivision for a dwelling for a child.

10/28 N6745 750th St. – Issued a land use permit for a 30' x 32' Ag Storage shed to Sam Hines. Est Cost - $35,000.

10/29 W10322 State Hwy 29. – Prepared a zoning permit application for a 15' x 24' ag building extension to Peterson Family Dairy. Est Cost - $7,000.

10/29 W10247 Cty Rd FF. – Issued a sign permit for a 3' x 6' directional sign for Vanguard Renewables. Est Cost - $1,000.

11/1 W10092 State Hwy 29. – Prepared a zoning permit application for a 20' x 24' accessory building for Haley Kopke. Est Cost - $10,000.

11/2 N7336 Cty Rd W. – Reviewed a Conditional Use Permit application for an additional dwelling for a child in the Farmland Preservation District for Dan and Kelly Horvath. Zoning recommends review of the permit conditions by the Planning Commision and scheduling a public hearing in compliance with 17.03(4).

11/2 N8712 862nd St. – Sent notice to Polka Dot Properties LLC requesting supporting evidence that the subject property is being used as a single family dwelling. No response has been received and Zoning recommends sending this matter to the Town Board.

11/3 690th Ave. – Prepared a dwelling site application for Erik Williams.

11/4 N7922 988th St. – Issued a zoning permit for a 16' x 16' four season porch and replacement deck to Tim Ellis. Est Cost = $290,000.

11/4 Attended the City of River Falls Planning Committee Mtg and Public Hearing for proposed changes to the City Comprehinsive Plan and Chapter 16 revisions. The City is considering re-claiming 3 mile subdivision boundary authority into the Town of Troy, and have proposed changes to their Chapter 16 language on extrateritorial plat approvals.

11/6 Received a letter with attachments from Jeff Marzolf requesting a modification to the conditional use permit for N8701 Cty Rd W. Zoning recommends review of the proposed modification by the Planning Commission and a recommendation to the Town Board.

November 6, 2026

Dear Members of the River Falls Township Board,

I am writing to formally request a modification to the Marzolf Company's Conditional Use Permit (CUP) dated December 1, 2025. Specifically, I request the removal of Amendment Number Eight, which states:

> *"The business will provide additional off-street parking somewhere on the parcel to eliminate the parking on the ROW. Parking to be completed by September 1, 2026."*

Per our discussion at last year's meeting, the board granted flexibility on the completion date to allow the existing field to be harvested before any construction began. That harvest was recently completed.

While I understand the amendment was initially discussed out of an abundance of caution regarding safety, I respectfully ask the Board to rescind this requirement for the following reasons:

- **Proven Safety of the Current Location:** Our current parking area sits on a straight portion of County Road W, where the speed limit is 25 MPH. The parking area is visible from both directions, includes proper curb and gutter drainage, and sits a minimum of 18 feet from the centerline. The Marzolf Company has maintained this area and utilized it for over 20 years without a single safety incident or complaint. Furthermore, we maintain explicit permission from the Pierce County Highway Department to use this right-of-way for parking.
- **Increased Risk to Employee Safety:** The proposed alternate location is across the road from our facility. Forcing employees to park there would require them to cross a curved section of the roadway on foot during peak traffic hours. Moving the parking lot would inadvertently create a severe, daily safety hazard for our staff that does not currently exist.
- **Preservation of Prime Farmland:** Constructing the new lot would eliminate approximately 10,000 square feet of prime farmland. Preserving this land directly aligns with the Township's stated goals to protect agricultural land whenever practicable.

When weighing the decades-long safety record of our current setup against the new risks and impacts of a new lot, we believe maintaining the current arrangement is the safest and most sustainable choice for both our employees and the community. Thank you for your time, consideration, and continued partnership.

Sincerely,

Jeffrey T. Marzolf
The Marzolf Company

Town of River Falls

CONDITIONAL USE PERMIT IN FARMLAND PRESERVATION DISTRICT

ADDITIONAL DWELLING FOR PARENT/CHILD OR FARM WORKER
As allowed in Chap 17.06(3)(a) and Wis. Stat. 91.01(19)(a).

Applicant Name: Dan & Kelly Horvath Parcel #: 022-01089-0700

Property Owner: Dan & Kelly Horvath Phone #:_____

Street Address: N7336 Cty Rd W

Section: 23 Town: 27N Range: 18 W

Condition: This dwelling permit is issued pursuant to Wis. Stat. 91.01(19)(a). If the dwelling is no longer occupied by a person qualified in Wis. Stat. 91.01(19)(a), the dwelling owner will petition the Town to have The dwelling and lot rezoned to Ag Residential A-2.

I will comply with the above condition(s):

Signature:_____ Date:_____

Non-refundable application fee: $ 300 **: Check payable to Town of River Falls**

Date Issued:_____ Zoning Adm. Signature_____

Date DATCP Notified:_____

TOWN OF RIVER FALLS

PIERCE COUNTY, WISCONSIN

Driveway/Field Access Permit

Permit to construct or alter an access connecting to a Town road

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Applicant Information:

Name _Marzolf Properties of Wisconsin LLC_____ Phone #_(715)426-5705_____

Address _N7501 Cty Rd W_____ e-mail _jeff.marzolf@marzolf.com_____

Property Owner's Name (if different) _____

Driveway/Field Access Location:

Driveway located on the **North**/South/East/West (circle one) side of _870th___ **Avenue**/Street (circle one)

Driveway is __250_____feet from this intersecting road or nearest driveway.

Legal Description: _SE_ ¼, _NE_ ¼, Section _1__, Town 27N, Range __W; or Lot ___, _____ Subdivision

Parcel Number 022-01001-0810

Site Plan:

Draw a diagram of the driveway location. Label distance from nearest driveway(s) and intersecting road(s). Directional North is typically top of page. If bearings (North/South/East/West) are drawn differently, please label accordingly.



ACTION BY Town: Approved: _____ Denied: _____

Date Date

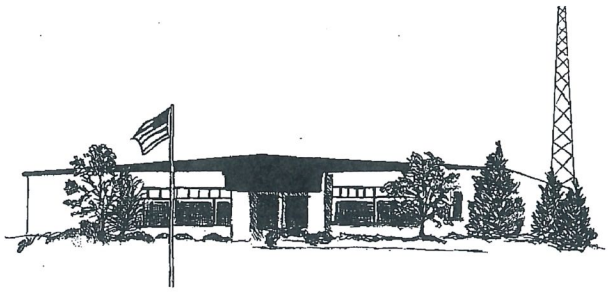
By: _____ Date:_____

Comments:_12 inch minimum culvert diameter required._____

The Town should attach other information regarding distances, fees, and culvert requirements. 6/25/14

Pierce County Wisconsin

Pierce County Highway Department
621 Cairns Street, P.O. Box 780
Ellsworth, Wisconsin 54011
Office Phone: (715) 273-5096 Office Fax: (715) 273-6857
Shop Phone: (715) 273-6793 Shop Fax: (715) 273-6858
E-mail: chad.johnson@co.pierce.wi.us
Web site: www.co.pierce.wi.us



December 8, 2025

The Marzolf Company, Inc.
PO Box 281
N8705 County Road W
River Falls, WI 54022

ATTN: JEFF MARZOLF **RE: FACILITY USE ON CTH W**

Dear Jeff:

Per our conversation, continued use in the same manner of your facility on CTH W with respect to the Pierce County Highway Department is approved contingent on the following:

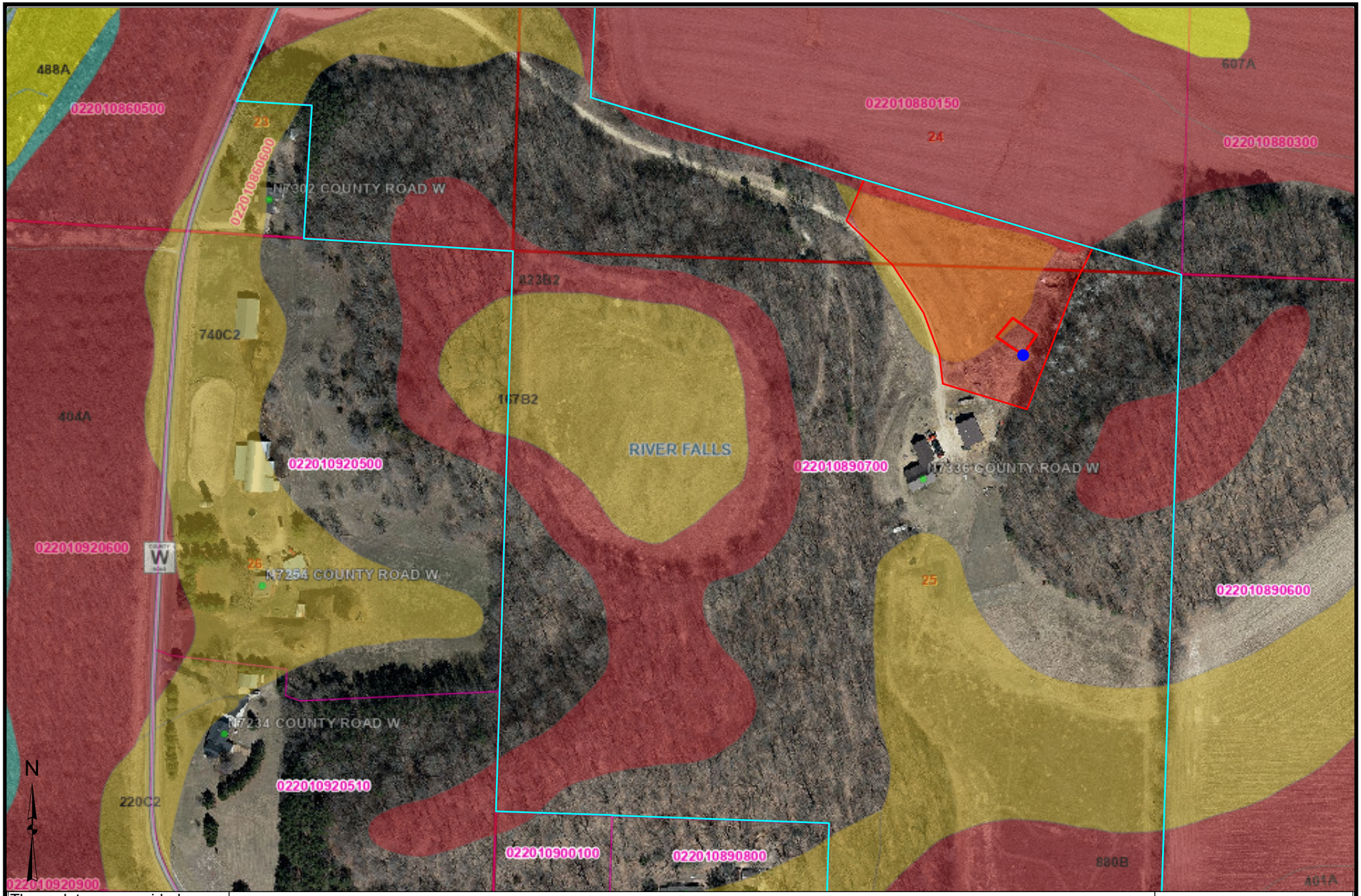
Employee parking area shall be maintained at a 2% grade away from the roadway to ensure drainage, and parking shall not impede plowing operations or public travel.

Truck unloading and loading shall be performed in a safe manner and not unreasonably impede public use of the roadway.

Please contact me if you have any additional questions or need additional information.

Sincerely,

Chad A. Johnson, P.E.
Pierce County Highway Commissioner



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Horvath

1:2,995

Date: 10/3/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Pierce County, WI



TOWN OF RIVER FALLS File

CONDITIONAL USE PERMIT REVIEW/AMENDMENTS

Permit Holder: Jeff Marzolf Parcel Number: 022-01001-0700

Business Name: Marzolf Company Property Owner: Marzolf Properties of WI LLC

Street Address: N8705 COUNTY RD W

Home Phone: _____ Cell Phone: (651)247-3100

Section: 1 Town: 27N Range: 18W Lot No. _____ Subdivision: _____

Date of Original Conditional Use Permit Approval: June 6, 2005

Conditional Use Permit Review Date: December 1, 2025

Conditional Use Permit Amendments:

1) Business shall be conducted entirely within the building and immediately adjacent apron area. Minimal work shall be preformed on the apron, which shall be kept clear when not in active use. 17.085(2)(a)(1)
2) One off-street parking space will be provided for each employee on-site at any given time.
3) No retail operation will be conducted except for goods produced. 17.085(3)(c)(3)
4) The business shall not create a nuisance of any type. 10.01
5) Only one unlighted name plate type sign, no more than 6 sq. ft. in size, will be allowed provided a permit is obtained from the Town of River Falls. 17.13
6) The business will comply with Pierce County requirements concerning ROW and roadway usage. Pierce County traffic code, 10.02(4)
7) The conditional use permit will be reviewed annually. 17.03(4)(8)
8) The business will provide additional off-street parking somewhere on the parcel to eliminate the parking on the ROW. Parking to be completed by September 1, 2026.
9) The business will schedule LTL deliveries between 7am and 6pm.
10) The business will be limited to 12 full time equivalent employees at the site.
11) The business hours will be limited to 6am to 8pm.

Terry Kusilek, Town Chair

Don Rodewald, Zoning Administrator

Sarah Meyer, Town Clerk

17.13

apartment complex and other new developments shall not exceed 32 square feet in sign face area, shall be located on the premises of the new development, and shall not be illuminated. The sign permit for such signs shall expire after two years.

(e) On-premises residential neighborhood signs shall be freestanding signs only, shall be limited to identifying the name of a neighborhood area, such as a subdivision or housing development, shall not exceed 32 square feet in sign face area, and shall be placed only at the entrance(s) to the neighborhood area.

(f) Advertising signs.

1. Off premises. Advertising signs which are off-premises signs shall meet the following:

   a. Number limited. No more than two such signs shall be permitted for each business establishment, commodity or product.

   b. Sign spacing for freestanding and projecting signs. The spacing requirement shall only apply to advertising signs which are freestanding or projecting signs. In all districts, an off-premises advertising sign shall be located no closer to any advertising sign than a distance equal to one-half of the required minimum lot width for new lots in the zoning district in which the sign is located.

   c. Off-premises advertising signs shall be allowed only in the C, LI and I Districts, except off-premises signs placed at the entrance to a community advertising a community, public or semipublic use shall also be allowed in the agricultural districts provided they do not exceed 24 square feet in sign face area and no more than one sign is placed at each entrance point to the community.

2. On premises. Advertising signs which are on-premises signs shall meet the following:

   a. Number limited for freestanding and projecting signs. The maximum number of on-premises advertising signs which are freestanding or projecting signs shall be a total of three such signs per business.

   b. Sign spacing for freestanding and projecting signs. The spacing requirement shall only apply to advertising signs which are freestanding or projecting signs. No on-premises advertising sign shall be located closer to any advertising sign that a distance equal to one-half of the required minimum lot width for new lots in the zoning district in which the sign is located.

17.13

(g) Directional signs. Directional signs shall be subject to the following:

1. Such signs may be in addition to, or in lieu of, off-premises advertising signs erected in accordance with Subsection (f) above.

2. Directional signs are permitted where a change in travel direction is required. A directional sign which indicates that a use is straight ahead is permitted only where the person seeking the use might normally follow a main travel route.

3. Unless limitation is waived, no more than four such signs shall be permitted for each use. If multiple travel routes to a particular use are logical, the Zoning Administrator may waive this limitation and authorize the number of such signs deemed necessary.

4. Directional signs shall only contain information identifying the name of an establishment, the distance to the establishment and a directional arrow. No other information shall be identified on the sign.

5. Such signs shall only be permitted in proximity of road intersections, but shall not obstruct clear visibility of traffic along any public road or intersection of roads.

(h) Opinion signs. One opinion sign. Not to exceed 18 square feet in sign face area, shall be allowed per lot.

(6) PERMITS.

(a) The following shall require a sign permit.

1. Directional signs.

2. On-premises signs which are any of the following:

   a. Advertising signs which are freestanding or projecting signs.

   b. Residential neighborhood signs.

   c. Temporary new development signs.

3. All off-premises signs, except temporary civic event signs which promote events of community significance.

(b) All other signs not listed in Subsection (a) above shall not require a sign permit but shall comply with the other requirements of this article.

17.13

(m)Projecting signs.

1. Size. The sign face area of a projecting sign shall not exceed 24 square feet.

2. The sign shall not extend more than five feet from the wall to which it is attached.

3. The bottom of such sign shall be at least seven feet above the grade directly below the sign.

4. The top of such sign shall not extend above the building's roof.

(n) Freestanding signs.

1. Size. The maximum size of freestanding signs shall be as follows:

   a. Directional signs shall not exceed three square feet in sign face area.

   b. Nameplates and/or addresses for residences; "No Hunting," "No Trespassing," "No Dumping" and signs of a similar nature; "Open/Close" signs; "Vacancy/No Vacancy" signs; temporary on-premises real estate signs; and operational signs designating entrances, exits, service areas, parking areas, rest rooms and other functional operations of a building or premises shall not exceed four square feet in sign face area.

   c. On-premises signs located in commercial and industrial districts shall not exceed 32 square feet in sign face area.

   d. On premises signs which are not listed in subsection (3)(n)1 b or c shall not exceed 24 square feet in sign face area unless a conditional use permit is issued in accordance with 17.034; in such cases, sign face area shall not exceed 32 square feet.

2. Such signs shall be located at least five feet from all side lot lines.

(5) SPECIFIC REQUIREMENTS FOR PARTICULAR SIGNS. In addition to the requirements of 17.13(3), the following requirements shall be met for each specified sign. There shall be no specific requirements for particular signs that are not listed in this section, but such signs shall comply with the requirements of 17.13(3).

(a) Election campaign signs shall be subject to the following:

1. Such signs located on residential property, as defined in §12.04, Wis. Stats., shall not be erected or displayed prior to the election campaign period, as defined in §12.04, Wis. Stats., and shall be removed within seven days after the election.

17.13

2. Such sign located on property other than residential property, as defined in §12.04, Wis. Stats., shall meet the following:

   a. The sign shall not be placed on public property.

   b. The sign shall not exceed 24 square feet in sign face area.

   c. The sign shall not be erected or displayed earlier than 60 days prior to the election to which they pertain.

   d. The sign shall be removed within seven days after the election

   e. The sign shall not be illuminated.

(b) Temporary real estate signs advertising the sale, rent or lease of property on which the sign is placed shall be subject to the following:

1. Such signs shall be located at least 15 feet from a lot line.

2. Such signs shall not be illuminated.

3. Such signs shall be removed within 10 days of the sale, rent or lease of the property.

4. The number of such signs shall be limited to one along each road that abuts the property.

(c) Temporary on-site construction signs promoting a building under construction and/or the contractor(s) for such building shall be subject to the following:

1. Only one construction sign shall be allowed per construction project.

2. No such sign shall exceed 24 square feet in sign face area.

3. No such sign shall be erected prior to beginning of construction.

4. All such signs shall be removed within one week after completion of construction and prior to occupancy.

5. Construction signs which are freestanding signs shall be located at least 15 feet from any public right-of-way.

6. Such signs shall not be illuminated.

(d) Temporary new development signs. Signs promoting a new subdivision,

17.13

SIGN, TEMPORARY. A sign that is to be displayed only for a short time which isn't permanently attached to the ground or a building, which is larger than 32 sq. ft. and which doesn't fit the definition of a portable sign. For purposes of this section, permanently attached includes such means of attachment as bolts, concrete footing or foundation or similar such devises. All signs on wheels are temporary signs; temporary signs shall not include real estate signs and political campaign signs.

ON-PROPERTY SIGN. A sign advertising activity conducted on the property on which it is located; includes a sign which identifies the establishment's principal product or services offered on the premises.

PROJECTING SIGN. A sign attached to the face of a building and extending outward.

FARM SIGN. A sign located on farm property which identifies the farm or its products produced on that farm.

(3) APPLICABILITY

(a) Signs restricted. Unless exempted under subsection (b), no sign shall hereafter be located, erected, structurally altered, moved or reconstructed except as permitted by this article.

(b) Signs exempted. The following shall be exempt from the requirements of this article:

1. Memorial signs and tablets displayed on public property or in cemeteries.

2. Official traffic and parking signs and informational, legal or directional notices erected by federal, state, or local units of government.

3. Guidance signs authorized by the Wisconsin Department of Transportation under Section TRANS 200.03 of the Wisconsin Administrative Code.

4. Official government entity flags.

5. Outdoor murals or other outdoor artwork determined by the Zoning Administrator not to be signs.

6. Temporary incidental signs not exceeding nine square feet in sign face area which advertise items such as personal belongings or produce for sale, provided that such signs are displayed nor more than six months in any calendar year.

(4) REQUIREMENTS FOR ALL PERMITTED SIGNS. The following

17.13

requirements shall apply to all permitted signs, unless exempted in 17.13(2).

(a) No undulating, swinging, rotating or otherwise moving sign shall be permitted.

(b) Except for flashing or fluttering time and/or temperature sign messages, no flashing, fluttering or otherwise animated sign messages shall be permitted.

(c) No sign shall obstruct clear visibility of traffic along any public highway or at the intersection of any highways with either driveways or highways.

(d) No signs, except signs erected by a unit of government, shall project over or be located within any public right-of-way.

(e) Signs shall not resemble, imitate or approximate the shape, size, form or color of traffic signs, signals or devices. Signs shall not obstruct or interfere with the effectiveness of traffic signs, signals or devices nor be lighted in such a way so as to cause glare or impair driver visibility upon public roads.

(f) Signs shall not be located or maintained in such a way that prevents free ingress or egress from any floor, window or fire escape, and no sign shall be attached to a fire escape.

(g) Any spotlights used to illuminate signs shall be shielded such that their light source cannot be seen from adjoining roads or properties.

(h) No sign shall be placed on or over the roof of any building.

(i) No sign shall be painted or mounted on rocks or other natural features, except that nameplates and/or addresses for residences and "No Hunting," "No Trespassing," "No Dumping" and signs of a similar nature may be affixed to trees.

(j) No sign shall contain obscene or derogatory language, symbols or pictures.

(k) Wall signs.

1. Size. The sign face area of a wall sign shall not exceed 15% of the area of the side of the building to which it is attached. If more than one sign is present, the combined sign face area shall not exceed 15% of the area of the side of the building to which they are attached. The requirement shall be expanded to 20% of the area of the side of the building if such side is greater than 250 feet from the road right-of-way which is subject to a scenic easement.

2. Design. Wall signs shall not extend more than six inches from the building's wall surface nor beyond the end of the wall.

(l) Window signs. The sign face area of window signs shall not exceed 20% of the glass area of the window.

6. An affidavit from the landowner giving the agent permission to conduct the operation on the landowner's property, plus a copy of the contractor's Disposal Agreement.

7. An affidavit from the Town Zoning Administrator showing that approval has been granted by the Recycling Committee and the Plan Commission.

8. Notification of all residents within ¼ mile of the site to include:

   a. A copy of the application.

   b. Dates and times of public hearings.

(c) Other Requirements.

1. Screening. Enclosure (fencing) regulations, other restrictions and inspection costs shall be as set forth by the Town Board.

2. Inspection. Before final placement of material the Town Board or its agent shall inspect the clean fill.

3. The clean fill disposal site condition use permit shall be in effect for a period not to exceed two years and may be renewed upon application for a period not to exceed two years. Modification or additional conditions may be imposed upon application for renewal by the Town Board.

(d) Conditional Use Permit Application Review.

1. Town representatives shall particularly consider the effect of the proposed operation upon existing streets, neighboring development, proposed land use, drainage, water supply, soil erosion, natural beauty, character, and land value of the locality and shall also consider the practicality of the proposed restoration plan for site.

2. The Recycling Committee shall review each application so a recommendation can be made to the Plan Commission and the Town Board. The Plan Commission and Town Board shall hold public hearings. Upon completion of a review and the public hearing the Plan Commission shall make a recommendation to the Town Board.

3. Subject to completeness of the data submitted and conformity of the proposed clean fill disposal site with all applicable ordinance and regulations, the Town Board shall be empowered to grant a clean fill disposal site permit. At the same time that an application is submitted, or renewed, the applicant shall pay a non-refundable permit fee to be established by the Town Board.

17.13

17.13 SIGN REGULATIONS.

17.13

(1) PURPOSE. The purpose of these requirements is to ensure that the outstanding visual resources of the Town are protected and that traffic safety is enhanced by setting requirements for the size, number, placement and lighting of signs.

(2) DEFINITIONS. Whenever any of the following terms are used in this section, such terms shall be deemed and construed to have the meaning ascribed to them as follows:

BILLBOARD. A sign structure which directs attention to a business, commodity, service, activity or entertainment which may be, but is not necessarily, conducted or offered upon the premises where the structure is located.

SIGN EXPOSURE OR SURFACE AREA. The area enclosed by the outer extremities of all letters, characters or delineations used for purposes to attract attention to a given sign. A display surface shall not include support or devices used to attach the sign to another structure. In addition one face of a double-faced sign shall be considered in determining tile display surface area.

ERECT. To build, construct, attach, place, suspend or affix a sign to another structure.

NONCONFORMING SIGN. A sign which existed on April 19, 1993 which does not comply with the terms of this section.

SIGN. Any words, letters, figures, numerals, phrases, trade names or trademarks by which anything is made known and which are used to advertise or promote an individual, firm, association, corporation, professional business, commodity or product and which are visible from any public street or right-of-way.

SIGN, ADVERTISING. A sign which directs attention to a business, commodity, service, activity or entertainment which may be, but is not necessarily, conducted, sold or offered upon the premises where such signs are located.

SIGN, POLITICAL CAMPAIGN. Any sign urging the election or defeat of a candidate seeking any elective office, or urging the passage or defeat of any ballot measure, but not including any billboard owned or maintained by a commercial firm or advertising company.

SIGN, PORTABLE. A sign that is to be displayed only during business hours, which is not permanently attached to the ground or a building, which is no larger than 32 sq. ft., and is of an "A" frame, hinged or sandwich type design.

SIGN, PYLON. A freestanding sign erected upon a single pylon or post which is in excess of 10 ft. in height.

2. The rebuilding or assembly of automobiles, engines, transmissions on a factory basis, and/or disassembly of automobiles shall not be permitted except in the IND District.

3. All damaged or inoperable goods and equipment shall be stored indoors.

4. Outside storage of inoperable vehicles other than those delivered for the immediate service (within 72 hours) shall not be permitted. Storage of operable vehicles for more than 5 days shall not be permitted. All permitted storage of vehicles for repair shall be behind the building setback line.

5. Screening with natural vegetation or fencing as approved by the Plan Commission shall be provided along property lines bordering R-1, R-2, A-1, A-2, or C-1 Districts.

(f) Recycling and Non-Hazardous/Non-Toxic/Non-Organic Waste Recovery Facilities, provided:

1. All activities are conducted indoors.

2. Outside storage of goods or equipment is not permitted.

3. Screening with natural vegetation or fencing as approved by the Plan Commission shall be provided along property lines bordering R-1, R-2, A-1, A-2, or C-1 Districts.

(3) ACCESSORY USES. Accessory uses in the LI District shall be:

(a) On-site parking and loading.

(b) Office associated with principal use, and housed in the same building as the principal use.

(c) Sales incidental to manufacturing, provided that:

1. No more that 15% of the principal building is used for sales purposes.

2. No outside display of materials or products is permitted, except as part of a permitted sign.

17.085(3)(c)(3)

3. Only products manufactured on the site, or installed on the site as part of indoor maintenance activities, may be sold.

(d) Storage buildings customarily accessory to permitted principal uses, provided that storage buildings meet all requirements for principal buildings.

intersections of major county roads and sites along state highways. The LI District is not intended to be used for spot zones accommodating small, individual sites of new or existing uses in dispersed locations.

(2) PERMITTED USES. Principal permitted uses in the LI District.

(a) Light Industry. Light industry as defined means the assembly or manufacturing of goods from component parts which shall not include basic industrial or heavy industrial processes such as metal foundries, metal plating, thermoforming of plastics, blending or formulation of fuels or other hazardous substances, extensive painting or coating of products which would require a spray booth, waterwall, drying oven or apparatus, or any process or activity which involves hazardous materials, produces hazardous wastes, produces excessive noise, creates air or water emissions requiring pretreatment, special treatment or pollution control devices, produces odors detectable in the ambient outdoor air, or which causes any other condition or nuisance which impairs the full use of neighboring properties.

17.085(2)(a)(1)

1. All operations must take place in buildings.

2. Outside storage of materials or products shall be screened from public right-of-way except where such right-of way, is an internal street in the LI District.

3. Screening with natural vegetation or fencing as approved by the Plan Commission shall be provided along property lines bordering R-1, R-2, A-1, A-2, or C-1 Districts.

(b) Commercial storage facilities which for the purposes of this section shall be defined as indoor storage of customer's items within partitioned buildings with individual access to each partitioned area. Commercial storage shall be subject to the following conditions in addition to all other applicable requirements of this ordinance.

1. All one-way driveways shall provide for one 10 ft. wide parking lane and one 15 ft. wide travel lane. All two-way drives shall provide one 10 ft. wide parking lane and two 12 ft. travel lanes. The parking lanes may be eliminated when the driveway does not serve storage cubicles.

2. Commercial storage facilities shall not be used for non storage activities.

3. Outside storage shall be prohibited.

4. Lighting shall be shielded to prevent direct illumination of adjacent properties not in the IND or LI Districts, or public rights of way.

5. Screening with natural vegetation or fencing as approved by the Plan

activities, in determining whether the application shall be granted. In all cases where a permit for conditional use is granted, the Town Board shall require such evidence and guarantees as it may deem necessary to ensure the conditions stipulated in connection therewith are being and will be complied with.

(5) COMPLIANCE. Conditional uses shall comply with all other provisions of this chapter including lot width and area, yards, height, parking and loading.

(6) PERMIT ISSUANCE. The Town Board may authorize the Zoning Administrator to issue a conditional use permit after review and public hearing, provided such uses are in accordance with the purpose and intent of this chapter. Such permit shall be issued to a specific person, partnership or corporation for a specific property, and only for the uses stated in the permit. The conditional use permit shall terminate upon sale of the property or business for which it was issued, and may not be transferred to another person or location without a new application, review, and public hearing.

(7) TIME PERIOD. A conditional use permit shall allow the recipient to use the subject premises or structure in the manner conditionally permitted for such period as the Town Board may deem appropriate. The period may be indefinite, subject to such periodic review as the Town Board may in its discretion deem appropriate.

17.03(4)(8)

(8) REVIEW OF CONDITIONAL USES. The Zoning Administrator shall from time to time conduct a review of the conditional use to insure all conditions set by the conditional use permit are being met. Failure at any time by the permittee to adhere to the conditions set forth in the permit may result in a public hearing to determine whether the conditional use permit should be modified or cancelled.

(9) RESUBMISSION. No application for a conditional use which has been denied wholly or in part by the Town Board shall be resubmitted for a period of one year from the date of said denial, except where substantial new evidence or proof of compliance with applicable conditions is demonstrated.

(10) USES. In addition to the conditional uses permitted under the districts established under this Chapter, conditional uses may be granted in the following districts for the following specified uses:

(a) Agricultural Residential District: A commercial use.

(b) Commercial District: An agricultural, residential, or industrial use.

(c) Light Industrial District: A residential, commercial or agricultural use."

17.034 CONDITIONAL USE PERMITS. The Town Board, after investigation and public hearing by the Plan Commission, in addition to the uses which may be permitted

10.01

10.01 PUBLIC NUISANCES PROHIBITED. No person shall erect, contrive, cause, continue, maintain, or permit to exist, any public nuisance within the Town.

10.02(4)

10.02 PUBLIC NUISANCE DEFINED. A public nuisance is a thing, act, occupation, condition or use of property which continues for such length of time as to:

(1) Substantially annoy, injure or endanger the comfort, health, repose or safety of the public.

(2) In any way render the public insecure in life or in the use of property.

(3) Greatly offend the public morals or decency.

(4) Unlawfully and substantially interfere with, obstruct or tend to obstruct, or render dangerous for passage any street, alley, highway, navigable body of water or other public way or the use of public property.

(5) Result in a blighted building or premises.

10.03 PUBLIC NUISANCES AFFECTING HEALTH. The following acts, omissions, places, conditions and things are specifically declared to be public health nuisances, but such enumeration shall not be construed to exclude other health nuisances coming within the definition of Section 10.02 of the General Code:

(1) ADULTERATED FOOD. All decayed, adulterated or unwholesome food or drink sold or offered for sale to the public.

(2) ANIMALS, LOOSE. Any animals running at large in the Town.

(3) CARCASSES, UNBURIED. Carcasses of animals, birds or fowl not intended for human consumption or food which are not buried or otherwise disposed of in a sanitary manner within 24 hours after death.

(4) INSECTS OR VERMIN, BREEDING PLACES FOR. Accumulations of decayed animal or vegetable matter, trash, rubbish, rotting lumber, bedding, packing material, scrap metal or any material in which flies, mosquitoes, other disease carrying insects, rats or other vermin can breed. Properly maintained compost piles are exempt.

(5) ODORS, NOXIOUS. Any use of property, substances or things within the Town emitting or causing any foul, offensive, noxious or disagreeable odors, gases, effluvia or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of a person or persons within the Town.

(6) POLLUTION AIR. The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash, industrial dust or other atmospheric pollutants within the Town or

Gmail **Don Rodewald <zoning@riverfallstown.com>**

Marzolf request to rescind amendment 8 of it's CUP

1 message

Jeff Marzolf <jeff.marzolf@marzolf.com> Fri, Nov 6, 2026 at 2:16 PM

To: Don Rodewald <zoning@riverfallstown.com>
Cc: Jerome Rodewald <jrodewald63@gmail.com>

Don,

I hope you're enjoying the sunshine today after several days of gray skies and rain. Please see the attached letter, asking the township board to rescind amendment number eight of the Marzolf Company Conditional Use Permit. As always, please let me know if I may provide additional information.

Warm regards,

Jeff

The MARZOLF Company, Inc.

PO Box 281

N8705 County Road “W”

River Falls, WI 54022

USA

715-426-5705 Office

715-426-5708 Fax

651-247-3100 Mobile

jeff.marzolf@marzolf.com

www.marzolf.com

MARZOLF
interlocking split flanges

FM APPROVED

Made in the USA since 1955

DISCLAIMER: This message is confidential, intended only for the named recipient(s) and may contain information that is privileged or exempt from disclosure under applicable law. If you are not the intended recipient(s), you

are notified that the dissemination, distribution or copying of this message is strictly prohibited. If you receive this message in error, or are not the named recipient(s), please notify the sender at the return e-mail address. Please delete this e-mail from your computer.

Thank you.

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3 attachments



CONDITIONAL USE PERMIT AMENDMENT 8 RECISION REQUEST 110626_000016.jpg
4110K

PIERCE COUNTY HIGHWAY DEPT. - PARKING LETTER - CHAD JOHNSON.pdf
495K

TOWN OF RIVER FALLS CONDITIONAL USE PERMIT REVIEW_AMEND.pdf
4223K

Pierce County, Wisconsin Tax Payment Portal

Property Summary Report for **Parcel#: 022-01185-0110 | Creation Date: 09/29/2005**

Close

Property # 022-01185-0110

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2026	Real Estate	022-01185-0110	022 - TOWN OF RIVER FALLS		TOWN OF RIVER FALLS SOUTH VALLEY ADDITION PARK W9015 770TH AVE RIVER FALLS WI 54022

Summary

Property Summary

Parcel #:
022-01185-0110

Alt. Parcel #:
022227180743P284000OL2

Parcel Status:
Current Description

Assessed:
Yes

Taxed:
Yes

Creation Date:
09/29/2005

Historical Date:

Acres:
0.050

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
RIVER FALLS, TOWN OF	CURRENT OWNER		

Districts

Code	Description	Category
	STATE OF WISCONSIN	OTHER DISTRICT
	PIERCE COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
0100	CHIPPEWA VALLEY TECH CO	TECHNICAL COLLEGE
4893	RIVER FALLS SCHOOLS	REGULAR SCHOOL

Abbreviated Legal Description

OUTLOT 2 SOUTH VALLEY ADDITION .05 A - DEDICATED TO PUBLIC

Property Descriptions

Pierce County, Wisconsin Tax Payment Portal

☑	07	27	N	18	W	SW	SE	SOUTH VALLEY ADDITION	LOT	OL2

Associated Personal Properties

No Associated properties were found

Building Information

Buildings

No Building Data Available

Assessments

Assessment Summary

Estimated Fair Market Value: $0
Assessment Ratio: 0.0000
Legal Acres: 0.050

2026 Valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.050	$0	$0	$0
ALL CLASSES	**0.050**	**$0**	**$0**	**$0**

2025 Valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.050	$0	$0	$0
ALL CLASSES	**0.050**	**$0**	**$0**	**$0**

Taxes

Tax Summary

Taxes have not yet been finalized for the 2026 tax year.

Installments

Taxes have not yet been finalized for the 2026 tax year.

Payments

Taxes have not yet been finalized for the 2026 tax year.

Details

Taxes have not yet been finalized for the 2026 tax year.

Pierce County, Wisconsin Tax Payment Portal

Year	Amount	Interest Paid	Penalty Paid	Paid	Last Paid	Amount Due	Status
2025	$0.00	$0.00	$0.00	$0.00	N/A	$0.00	No Payment Collected
2024	$0.00	$0.00	$0.00	$0.00	N/A	$0.00	No Payment Collected
2023	$0.00	$0.00	$0.00	$0.00	N/A	$0.00	No Payment Collected
2022	$0.00	$0.00	$0.00	$0.00	N/A	$0.00	No Payment Collected
2021	$0.00	$0.00	$0.00	$0.00	N/A	$0.00	No Payment Collected
Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	

Document History

Document History

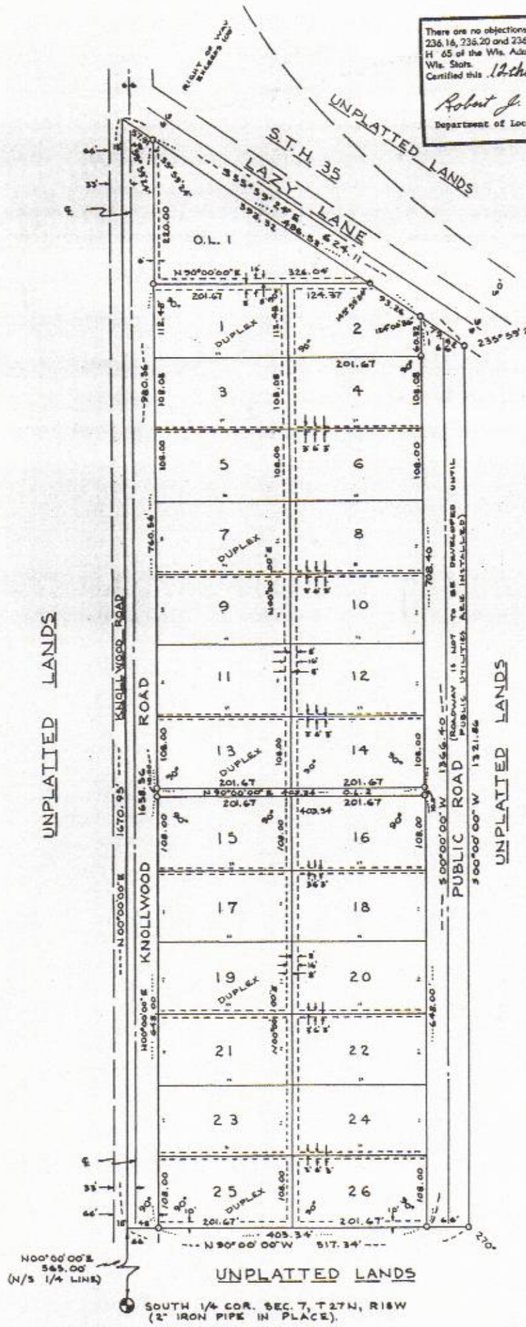
Date Recorded	Number	Volume	Page	Type	Signed Date	Transfer Date	Sale Amount	# Properties
10/22/1979	272249	PRC-B	105	PLAT			$0.00	0

Close

SOUTH VALLEY ADDITION

LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTON 7, TOWNSHIP 27 NORTH, RANGE 18 WEST TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN

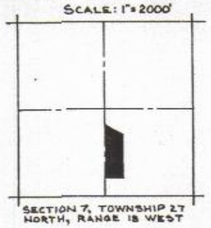
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., and Hy 33 and H 65 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.
Certified this 12th day of October 19 79
Robert J. Chittenden
Department of Local Affairs & Development



ASSUMED NORTH
ALL BEARINGS ARE REFERENCED TO THE NORTH/SOUTH 1/4 LINE OF SECTION 7, T27N, R18W ASSUMED N 00°00'00" E.

SCALE: 1" = 100'

LOCATION MAP
SCALE: 1" = 2000'



SECTION 7, TOWNSHIP 27 NORTH, RANGE 18 WEST

LEGEND

- ○ INDICATES 2" x 30" ROUND IRON PIPE WEIGHING 3.65 LBS/FT. ALL OTHER LOT CORNERS MARKED WITH 1" x 24" ROUND IRON PIPE WEIGHING 1.13 LBS/FT.
- ALL DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- INDICATES UTILITY EASEMENT

THIS INSTRUMENT DRAFTED BY JAMES L. MURPHY.

NOTE:
1) OUTLOTS 1 AND 2 ARE DEDICATED TO THE PUBLIC.
2) DEVELOPMENT OF OUTLOTS 1 AND 2 FOR HUMAN HABITATION WITH ON-SITE WASTE DISPOSAL IS PROHIBITED.
3) IT IS INTENDED THAT NOTICE IS HEREBY GIVEN TO ALL OWNERS OF LOTS INCLUDED HEREON THAT EXISTING, ADJACENT FARM OPERATIONS MAY CONTINUE AT THE PLEASURE OF THE FARM OPERATOR.

LAND SURVEYOR'S CERTIFICATE:

I, JAMES L. MURPHY, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF RIVER FALLS AND TOWN OF RIVER FALLS AND ACCORDING TO THE INSTRUCTIONS AND DESCRIPTIONS FURNISHED TO ME BY THE OWNERS LISTED HEREON, I HAVE SURVEYED SOUTH VALLEY ADDITION AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND SUBDIVISION OF THE LAND SURVEYED AND IS A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 18 WEST, TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, TO-WIT:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE N 00° 00' 00" E ON THE NORTH/SOUTH 1/4 LINE OF SAID SECTION 7 565.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°00'00"E 1670.95 FEET; THENCE S55°59'26"E 624.11 FEET; THENCE S 00°00'00"W 1321.86 FEET; THENCE N 90°00'00"W 517.34 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM ANY AREAS PREVIOUSLY DEDICATED TO THE PUBLIC.

DATED THIS 11TH DAY OF SEPTEMBER 1979.
REVISED THIS 19TH DAY OF OCTOBER, 1979.

James L. Murphy
REGISTERED LAND SURVEYOR S-1042

WISCONSIN JAMES L MURPHY S-1042 RIVER FALLS, WISC. REGISTERED LAND SURVEYOR

OWNER'S CERTIFICATE:

AS OWNERS AND LAND CONTRACT VENDORS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
- DEPARTMENT OF LOCAL AFFAIRS AND DEVELOPMENT
- DIVISION OF HEALTH, DEPARTMENT OF HEALTH AND SOCIAL SERVICES
- DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AND TRANSPORTATION FACILITIES
- PIERCE COUNTY ZONING
- COMMON COUNCIL, CITY OF RIVER FALLS
- TOWN BOARD, TOWN OF RIVER FALLS

AS OWNERS AND LAND CONTRACT VENDORS WE HEREBY RESTRICT ALL LOTS AND BLOCKS IN THAT NO OWNER, POSSESSOR, USER NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH STH. 35 AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S. 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE STATE HIGHWAY COMMISSION.
WITNESS THE HAND AND SEAL OF SAID OWNERS AND LAND CONTRACT VENDORS THIS 20TH DAY OF OCTOBER, 1979.

James L. Murphy WITNESS
James E. Sullivan WITNESS
Lee Karras OWNER
Marlys Karras OWNER
Harvey Jensen
Charlotte Jensen
X Emmet Jensen
Esther Fuller

STATE OF WISCONSIN)
COUNTY OF PIERCE) S.S.
PERSONALLY CAME BEFORE ME THIS 20TH DAY OF OCTOBER, 1979, THE ABOVE NAMED PERSONS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Dawn E. Sumnicht
NOTARY PUBLIC Pierce, WISCONSIN
MY COMMISSION EXPIRES 6-21-83

COMMON COUNCIL RESOLUTION:

"RESOLVED THAT A PLAT KNOWN AS SOUTH VALLEY ADDITION WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE COMMON COUNCIL OF THE CITY OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES."
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF RIVER FALLS ON THIS 11TH DAY OF September, 1979.

Loyd O. Peters
LOYD OLSNESS, CLERK, CITY OF RIVER FALLS

COUNTY BOARD RESOLUTION:

"RESOLVED THAT A PLAT KNOWN AS SOUTH VALLEY ADDITION WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE COUNTY BOARD OF PIERCE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES."
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE COUNTY BOARD OF PIERCE COUNTY, WISCONSIN, ON THIS 28th DAY OF August, 1979.

David Sorenson
DAVID SORENSON, COUNTY CLERK

TOWN BOARD RESOLUTION:

"RESOLVED THAT A PLAT KNOWN AS SOUTH VALLEY ADDITION WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE TOWN BOARD OF THE TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES."
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, ON THIS 19TH DAY OF OCTOBER, 1979.

Joyce Falterisek
JOYCE FALTERISEK, CLERK, TOWN OF RIVER FALLS

TREASURERS' CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF PIERCE)

AS THE DULY ELECTED/APPOINTED TOWN TREASURER OF THE TOWN OF RIVER FALLS AND COUNTY TREASURER OF THE COUNTY OF PIERCE WE DO HEREBY CERTIFY THAT RECORDS IN OUR OFFICES SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THE PLAT OF SOUTH VALLEY ADDITION AS OF THE DATES LISTED BELOW.

Jim Early
COUNTY TREASURER. Oct 22, 1979 DATE

William F. Falterisek
TOWN TREASURER. October 19, 1979 DATE

PLAT RESTRICTIONS:

THE FOLLOWING LOT COMBINATIONS SHALL CONSTITUTE ONE UNIT FOR DEVELOPMENT OF SINGLE FAMILY RESIDENCES (OR DUPLEXES AS ALLOWED BY ORDINANCE) UNDER CHAPTER H65, WISCONSIN ADMINISTRATIVE CODE AND SHALL REMAIN IN FORCE UNTIL SUCH TIME AS PUBLIC SEWER IS MADE AVAILABLE: 1 & 2; 3 & 4; 5 & 6; 7 & 8; 9 & 10; 11 & 12; 13 & 14; 15 & 16; 17 & 18; 19 & 20; 21 & 22; 23 & 24; 25 & 26. ONLY ONE DWELLING PER UNIT WILL BE ALLOWED UNTIL SEWER IS AVAILABLE.

NO DEVELOPMENT SHALL BE ALLOWED ON THE FOLLOWING LOTS INCLUDED HEREON UNTIL SUCH TIME AS PUBLIC SEWER IS MADE AVAILABLE: 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 AND 26.

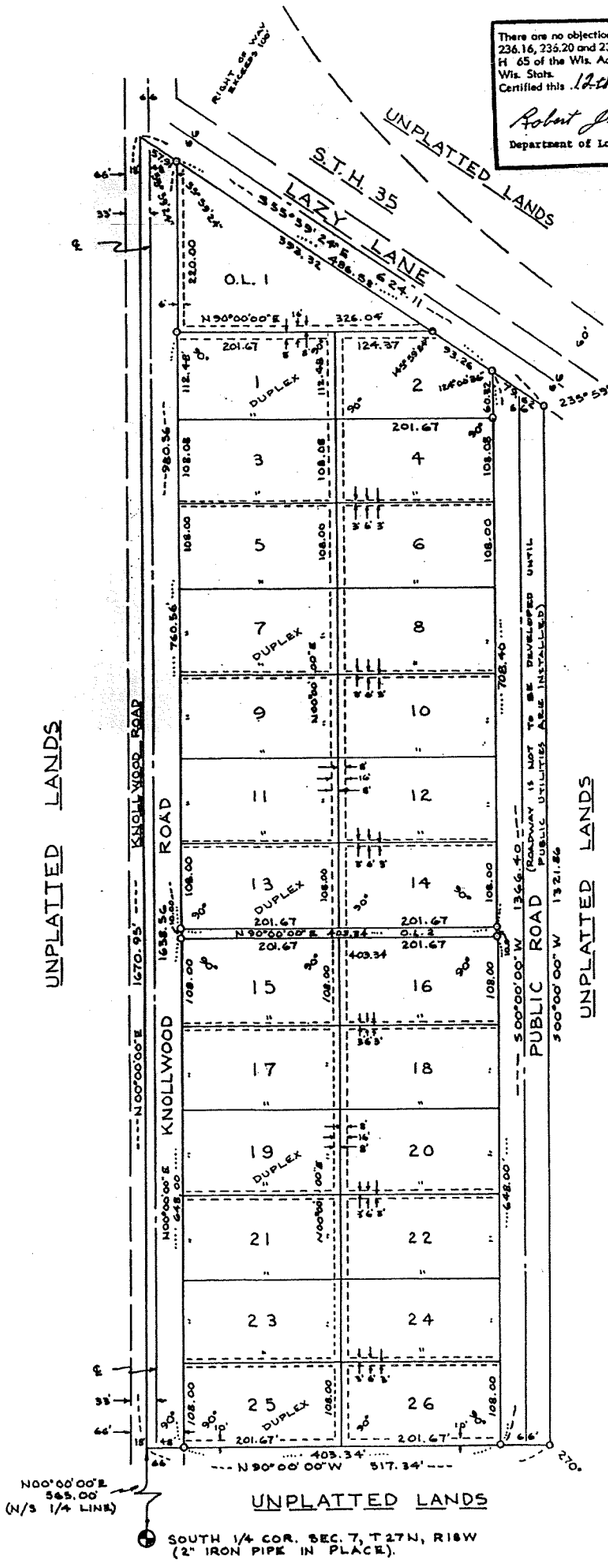
272219
REGISTER'S OFFICE Pierce Co., Wis. } ss.
RECORDED AT 11:00 A.M.
ON October 22, 1979
Vol. PRC-B Page 105
Charlene A. Larson
REGISTER OF DEEDS
Murphy Engineering

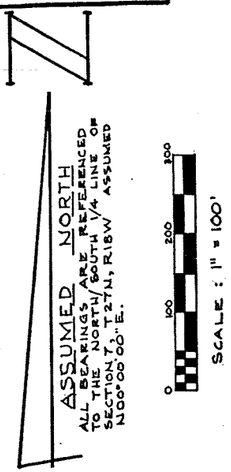
South Valley Addition

SOUTH VALLEY ADDITION

LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTON 7, TOWNSHIP 27 NORTH, RANGE 18 WEST TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., and Hy 33 and H 65 of the Wis. Admin. Code as provided by Soc. 236.12 (6), Wis. Stats.
Certified this 12th day of October 19 79
Robert J. Chittenden
Department of Local Affairs & Development





LOCATION MAP
SCALE: 1" = 2000'

LEGEND

O INDICATES 2" x 30" ROUND IRON PIPE WEIGHING 3.65 LBS/FT. ALL OTHER LOT CORNERS MARKED WITH 1" x 24" ROUND IRON PIPE WEIGHING 1.13 LBS/FT.

ALL DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

INDICATES UTILITY EASEMENT

THIS INSTRUMENT DRAFTED BY JAMES L. MURPHY.

NOTE:
1) OUTLOTS 1 AND 2 ARE DEDICATED TO THE PUBLIC.

2) DEVELOPMENT OF OUTLOTS 1 AND 2 FOR HUMAN HABITATION WITH ON-SITE WASTE DISPOSAL IS PROHIBITED.

3) IT IS INTENDED THAT NOTICE IS HEREBY GIVEN TO ALL OWNERS OF LOTS INCLUDED HEREON THAT EXISTING, ADJACENT FARM OPERATIONS MAY CONTINUE AT THE PLEASURE OF THE FARM OPERATOR.

LAND SURVEYOR'S CERTIFICATE:

I, JAMES L. MURPHY, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF RIVER FALLS AND TOWN OF RIVER FALLS AND ACCORDING TO THE INSTRUCTIONS AND DESCRIPTIONS FURNISHED TO ME BY THE OWNERS LISTED HEREON, I HAVE SURVEYED SOUTH VALLEY ADDITION AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND SUBDIVISION OF THE LAND SURVEYED AND IS A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 18 WEST, TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, TO-WIT:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE N 00° 00' 00" E ON THE NORTH/SOUTH 1/4 LINE OF SAID SECTION 7 565.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°00'00"E 1670.95 FEET; THENCE S55°59'24"E 624.11 FEET; THENCE S 00°00'00"W 1321.86 FEET; THENCE N 90°00'00"W 517.34 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY AREAS PREVIOUSLY DEDICATED TO THE PUBLIC.

DATED THIS 11TH DAY OF SEPTEMBER 1979,
REVISED THIS 19TH DAY OF OCTOBER, 1979.

James L. Murphy
REGISTERED LAND SURVEYOR
S-1042

WISCONSIN JAMES L. MURPHY S-1042 RIVER FALLS, WISC. REGISTERED LAND SURVEYOR

OWNER'S CERTIFICATE:

AS OWNERS AND LAND CONTRACT VENDORS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
- DEPARTMENT OF LOCAL AFFAIRS AND DEVELOPMENT
- DIVISION OF HEALTH, DEPARTMENT OF HEALTH AND SOCIAL SERVICES
- DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AND TRANSPORTATION FACILITIES
- PIERCE COUNTY ZONING
- COMMON COUNCIL, CITY OF RIVER FALLS
- TOWN BOARD, TOWN OF RIVER FALLS

AS OWNERS AND LAND CONTRACT VENDORS WE HEREBY RESTRICT ALL LOTS AND BLOCKS IN THAT NO OWNER, POSSESSOR, USER NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH S.T.H. 35 AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S. 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE STATE HIGHWAY COMMISSION.
WITNESS THE HAND AND SEAL OF SAID OWNERS AND LAND CONTRACT VENDORS THIS 20TH DAY OF OCTOBER, 1979.

James L. Murphy WITNESS — Leo Karras OWNER — Harvey Jensen — X Emmett Jensen
James B. Fuller WITNESS — Marlys Karras OWNER — Charlotte Jensen — Esther Dullea

STATE OF WISCONSIN)
COUNTY OF PIERCE) S.S.
PERSONALLY CAME BEFORE ME THIS 20TH DAY OF OCTOBER, 1979, THE ABOVE NAMED PERSONS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Dawn E. Schmaltz
NOTARY PUBLIC Pierce, WISCONSIN
MY COMMISSION EXPIRES 6-21-82

NOTARY PUBLIC PIERCE COUNTY WISCONSIN

COMMON COUNCIL RESOLUTION:

"RESOLVED THAT A PLAT KNOWN AS SOUTH VALLEY ADDITION WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE COMMON COUNCIL OF THE CITY OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES."
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF RIVER FALLS ON THIS 11TH DAY OF September, 1979.

Loyd O. Otness
LOYD OTNESS, CLERK, CITY OF RIVER FALLS

COUNTY BOARD RESOLUTION:

"RESOLVED THAT A PLAT KNOWN AS SOUTH VALLEY ADDITION WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE COUNTY BOARD OF PIERCE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES."
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE COUNTY BOARD OF PIERCE COUNTY, WISCONSIN, ON THIS 28TH DAY OF August, 1979

David Sorenson
DAVID SORENSON, COUNTY CLERK

TOWN BOARD RESOLUTION:

"RESOLVED THAT A PLAT KNOWN AS SOUTH VALLEY ADDITION WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE TOWN BOARD OF THE TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES."
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, ON THIS 19TH DAY OF OCTOBER, 1979.

Joyce Falteisek
JOYCE FALTEISEK, CLERK, TOWN OF RIVER FALLS

TREASURERS' CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF PIERCE)

AS THE DULY ELECTED/APPOINTED TOWN TREASURER OF THE TOWN OF RIVER FALLS AND COUNTY TREASURER OF THE COUNTY OF PIERCE WE DO HEREBY CERTIFY THAT RECORDS IN OUR OFFICES SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THE PLAT OF SOUTH VALLEY ADDITION AS OF THE DATES LISTED BELOW.

Jim Carty
COUNTY TREASURER. Oct 22, 1979 DATE

Dolores A. Falteisek
TOWN TREASURER. October 19, 1979 DATE

PLAT RESTRICTIONS:

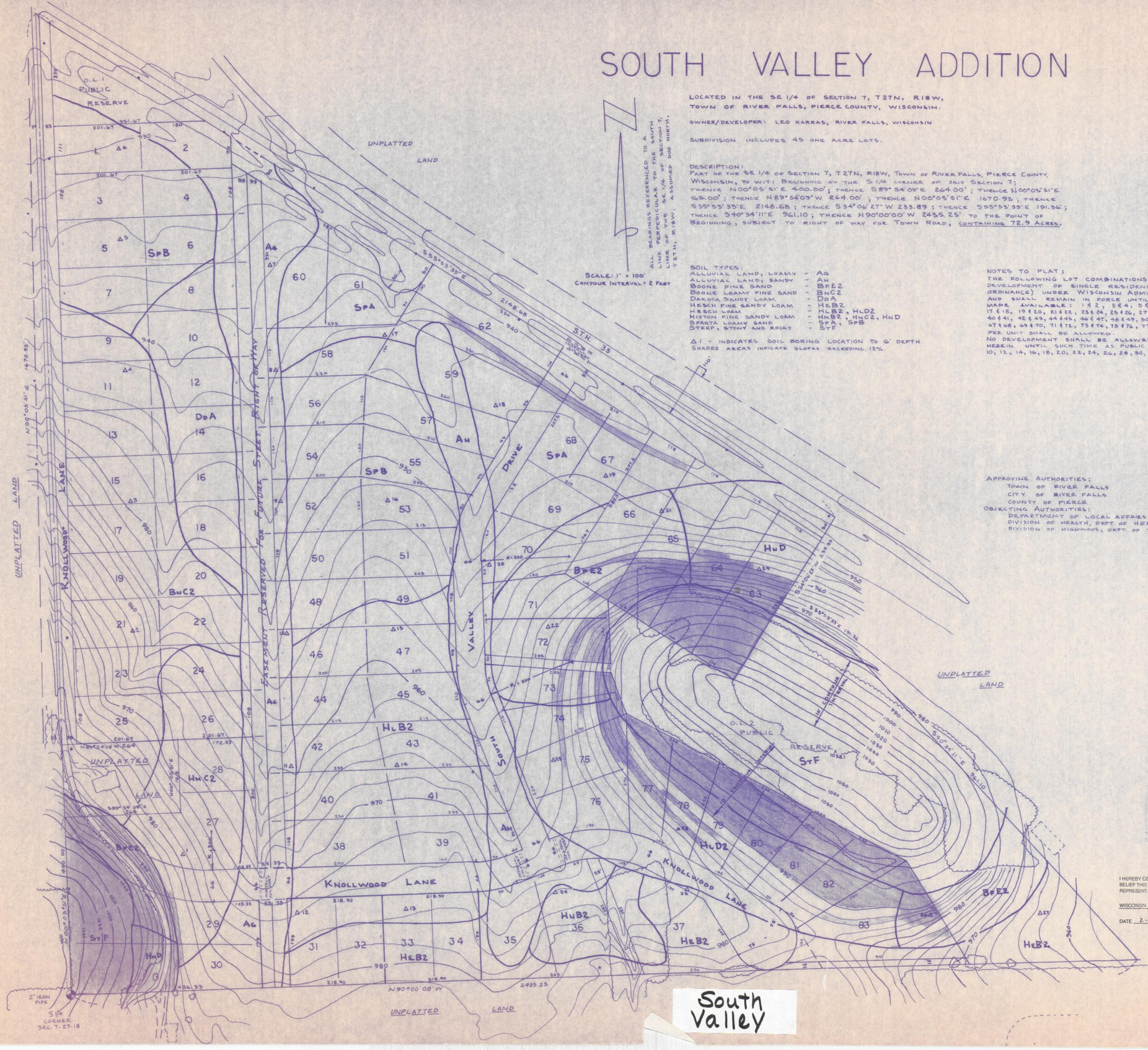
THE FOLLOWING LOT COMBINATIONS SHALL CONSTITUTE ONE UNIT FOR DEVELOPMENT OF SINGLE FAMILY RESIDENCES (OR DUPLEXES AS ALLOWED BY ORDINANCE) UNDER CHAPTER H65, WISCONSIN ADMINISTRATIVE CODE AND SHALL REMAIN IN FORCE UNTIL SUCH TIME AS PUBLIC SEWER IS MADE AVAILABLE: 1 & 2; 3 & 4; 5 & 6; 7 & 8; 9 & 10; 11 & 12; 13 & 14; 15 & 16; 17 & 18; 19 & 20; 21 & 22; 23 & 24; 25 & 26. ONLY ONE DWELLING PER UNIT WILL BE ALLOWED UNTIL SEWER IS AVAILABLE.

NO DEVELOPMENT SHALL BE ALLOWED ON THE FOLLOWING LOTS INCLUDED HEREON UNTIL SUCH TIME AS PUBLIC SEWER IS MADE AVAILABLE: 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 AND 26.

272219
REGISTER'S OFFICE Pierce Co., Wis. } ss.
RECORDED AT 11:00 A M.
ON October 22, 1979 IN
Vol. PRC-B Page 105
Charlene A. Larson
REGISTER OF DEEDS
Murphy Engineering

South Valley Addition

SOUTH VALLEY ADDITION



LOCATED IN THE SE 1/4 OF SECTION 7, T27N, R18W, TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN.

OWNER/DEVELOPER: LEO KARRAS, RIVER FALLS, WISCONSIN

SUBDIVISION INCLUDES 45 ONE ACRE LOTS.

DESCRIPTION:
PART OF THE SE 1/4 OF SECTION 7, T27N, R18W, TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, TO WIT: BEGINNING AT THE S 1/4 CORNER OF SAID SECTION 7; THENCE N 00°05'51" E 400.00'; THENCE S 89°54'09" E 264.00'; THENCE N 00°05'51" E 165.00'; THENCE N 89°54'09" W 264.00'; THENCE N 00°05'51" E 1670.95; THENCE S 55°53'33" E 2148.68; THENCE S 34°06'27" W 233.89; THENCE S 55°53'33" E 191.36'; THENCE S 40°34'11" E 961.10; THENCE N 90°00'00" W 2435.25' TO THE POINT OF BEGINNING; SUBJECT TO RIGHT OF WAY FOR TOWN ROAD, CONTAINING 72.9 ACRES.

SOIL TYPES:
ALLUVIAL LAND, LOAMY - AG
ALLUVIAL LAND, SANDY - AH
BOONE FINE SAND - BFE2
BOONE LOAMY FINE SAND - BNC2
DAKOTA SANDY LOAM - DOA
HERSCH FINE SANDY LOAM - HEB2
HERSCH LOAM - HLB2, HLD2
HIXTON FINE SANDY LOAM - HNB2, HNC2, HND
SPARTA LOAMY SAND - SPA, SPB
STERP, STONY AND ROCKY - STP

Δ1 - INDICATES SOIL BORING LOCATION TO 6' DEPTH
SHADED AREAS INDICATE SLOPES EXCEEDING 12%.

NOTES TO PLAT:
THE FOLLOWING LOT COMBINATIONS SHALL CONSTITUTE ONE UNIT FOR DEVELOPMENT OF SINGLE RESIDENCES (OR DUPLEXES AS ALLOWED BY ORDINANCE) UNDER WISCONSIN ADMINISTRATIVE CODE CHAPTER H65 AND SHALL REMAIN IN FORCE UNTIL SUCH TIME AS PUBLIC SEWER IS MADE AVAILABLE: 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, 17 & 18, 19 & 20, 21 & 22, 23 & 24, 25 & 26, 27 & 28, 29 & 30, 31 & 32, 33 & 34, 35 & 36, 38 & 39, 40 & 41, 42 & 43, 44 & 45, 46 & 47, 48 & 49, 50 & 51, 52 & 53, 54 & 55, 56 & 57, 58 & 59, 60 & 61, 67 & 68, 69 & 70, 71 & 72, 73 & 74, 75 & 76, 77 & 78, 79 & 80, 81 & 82. ONLY ONE DWELLING PER UNIT SHALL BE ALLOWED.
NO DEVELOPMENT SHALL BE ALLOWED ON THE FOLLOWING LOTS INCLUDED HEREIN UNTIL SUCH TIME AS PUBLIC SEWER IS MADE AVAILABLE; 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 & 61.

APPROVING AUTHORITIES:
TOWN OF RIVER FALLS
CITY OF RIVER FALLS
COUNTY OF PIERCE
OBJECTING AUTHORITIES:
DEPARTMENT OF LOCAL AFFAIRS & DEVELOPMENT
DIVISION OF HEALTH, DEPT OF HEALTH & SOCIAL SERVICES
DIVISION OF HIGHWAYS, DEPT. OF TRANSPORTATION

JAMES L. MURPHY
PROFESSIONAL ENGINEER
REGISTERED LAND SURVEYOR
RIVER FALLS, WISCONSIN 54022

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND DESCRIPTION ARE A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SURVEYED.

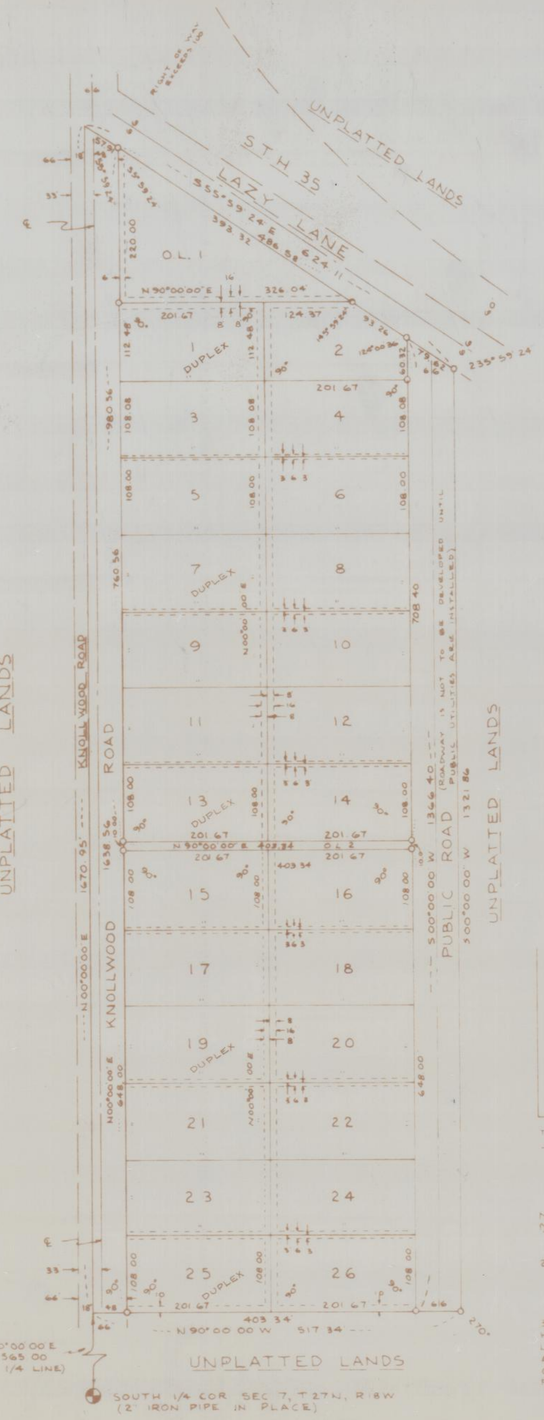
WISCONSIN REG. NO. S-1042
DATE 2-27-79 James L. Murphy

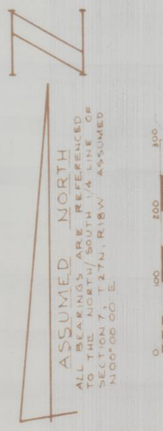
WISCONSIN
JAMES L. MURPHY
S-1042
RIVER FALLS, WISC.
REGISTERED LAND SURVEYOR

South Valley

SOUTH VALLEY ADDITION

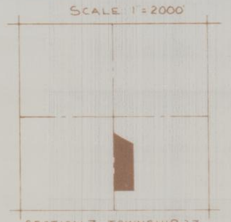
LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTON 7, TOWNSHIP 27 NORTH, RANGE 18 WEST TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN





LOCATION MAP

SCALE 1" = 2000'



SECTION 7, TOWNSHIP 27 NORTH, RANGE 18 WEST

LEGEND

O INDICATES 2" x 30" ROUND IRON PIPE WEIGHING 3.65 LBS/FT. ALL OTHER LOT CORNERS MARKED WITH 1" x 24" ROUND IRON PIPE WEIGHING 1.13 LBS/FT.

ALL DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

INDICATES UTILITY EASEMENT

THIS INSTRUMENT DRAFTED BY JAMES L. MURPHY.

NOTE

1) OUTLOTS 1 AND 2 ARE DEDICATED TO THE PUBLIC.

2) DEVELOPMENT OF OUTLOTS 1 AND 2 FOR HUMAN HABITATION WITH ON-SITE WASTE DISPOSAL IS PROHIBITED.

3) IT IS INTENDED THAT NOTICE IS HEREBY GIVEN TO ALL OWNERS OF LOTS INCLUDED HEREON THAT EXISTING ADJACENT FARM OPERATIONS MAY CONTINUE AT THE PLEASURE OF THE FARM OPERATOR.

LAND SURVEYOR'S CERTIFICATE:

I, JAMES L. MURPHY, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF RIVER FALLS AND TOWN OF RIVER FALLS AND ACCORDING TO THE INSTRUCTIONS AND DESCRIPTIONS FURNISHED TO ME BY THE OWNERS LISTED HEREON, I HAVE SURVEYED SOUTH VALLEY ADDITION AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND SUBDIVISION OF THE LAND SURVEYED AND IS A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 18 WEST, TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, TO-WIT:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE N00°00'00"E ON THE NORTH/SOUTH 1/4 LINE OF SAID SECTION 7 565.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°00'00"E 1670.95 FEET, THENCE S58°59'24"E 624.11 FEET, THENCE S00°00'00"W 1321.86 FEET, THENCE N90°00'00"W 517.34 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY AREAS PREVIOUSLY DEDICATED TO THE PUBLIC

DATED THIS 11TH DAY OF SEPTEMBER 1979.
REVISED THIS 19TH DAY OF OCTOBER, 1979.

James L. Murphy
REGISTERED LAND SURVEYOR
S-1042

WISCONSIN JAMES L. MURPHY S-1042 RIVER FALLS, WISC. REGISTERED LAND SURVEYOR

OWNER'S CERTIFICATE:

AS OWNERS AND LAND CONTRACT VENDORS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S 236.10 OR S 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION

DEPARTMENT OF LOCAL AFFAIRS AND DEVELOPMENT
DIVISION OF HEALTH, DEPARTMENT OF HEALTH AND SOCIAL SERVICES
DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AND TRANSPORTATION FACILITIES
PIERCE COUNTY ZONING
COMMON COUNCIL, CITY OF RIVER FALLS
TOWN BOARD, TOWN OF RIVER FALLS

AS OWNERS AND LAND CONTRACT VENDORS WE HEREBY RESTRICT ALL LOTS AND BLOCKS IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH STH 35 AS SHOWN ON THE PLAT, IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE STATE HIGHWAY COMMISSION.

WITNESS THE HAND AND SEAL OF SAID OWNERS AND LAND CONTRACT VENDORS THIS _____ DAY OF _____, 19__

WITNESS _____ OWNER _____

WITNESS _____ OWNER _____

STATE OF WISCONSIN)
COUNTY OF PIERCE) S S

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 19__, THE ABOVE NAMED PERSONS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____, WISCONSIN
MY COMMISSION EXPIRES _____

COMMON COUNCIL RESOLUTION

RESOLVED THAT A PLAT KNOWN AS SOUTH VALLEY ADDITION WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE COMMON COUNCIL OF THE CITY OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF RIVER FALLS ON THIS _____ DAY OF _____, 19__

LOYD OSTNESS, CLERK, CITY OF RIVER FALLS

COUNTY BOARD RESOLUTION

RESOLVED THAT A PLAT KNOWN AS SOUTH VALLEY ADDITION WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE COUNTY BOARD OF PIERCE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE COUNTY BOARD OF PIERCE COUNTY, WISCONSIN, ON THIS _____ DAY OF _____, 19__

DAVID SORENSON, COUNTY CLERK

TOWN BOARD RESOLUTION

RESOLVED THAT A PLAT KNOWN AS SOUTH VALLEY ADDITION WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE TOWN BOARD OF THE TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF RIVER FALLS, PIERCE COUNTY, WISCONSIN, ON THIS _____ DAY OF _____, 19__

JOYCE FALTEISEK, CLERK, TOWN OF RIVER FALLS

TREASURERS' CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF PIERCE)

AS THE DULY ELECTED/APPOINTED TOWN TREASURER OF THE TOWN OF RIVER FALLS AND COUNTY TREASURER OF THE COUNTY OF PIERCE WE DO HEREBY CERTIFY THAT RECORDS IN OUR OFFICES SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THE PLAT OF SOUTH VALLEY ADDITION AS OF THE DATES LISTED BELOW.

COUNTY TREASURER _____ DATE _____ TOWN TREASURER _____ DATE _____

PLAT RESTRICTIONS

THE FOLLOWING LOT COMBINATIONS SHALL CONSTITUTE ONE UNIT FOR DEVELOPMENT OF SINGLE FAMILY RESIDENCES (OR DUPLEXES AS ALLOWED BY ORDINANCE) UNDER CHAPTER HG65, WISCONSIN ADMINISTRATIVE CODE AND SHALL REMAIN IN FORCE UNTIL SUCH TIME AS PUBLIC SEWER IS MADE AVAILABLE 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, 17 & 18, 19 & 20, 21 & 22, 23 & 24, 25 & 26. ONLY ONE DWELLING PER UNIT WILL BE ALLOWED UNTIL SEWER IS AVAILABLE.

NO DEVELOPMENT SHALL BE ALLOWED ON THE FOLLOWING LOTS INCLUDED HEREON UNTIL SUCH TIME AS PUBLIC SEWER IS MADE AVAILABLE: 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 AND 26.

Additional Copies to Plat No. 0937
Health
Highway
NUMBER OF COPIES 2
Rec'd SEP 28 1979

South Valley


WINDFLOWER
1881 MORNING GLORY DR
1877 MORNING GLORY DR
MORNING GLORY DR
GLORY DR
1864 MORNING GLORY DR
1870 MORNING GLORY DR
1882 MORNING GLORY DR
1876 MORNING GLORY DR
950TH ST
N8216 950TH ST
022011830300
N8208 950TH ST
022011830500
022011830600
N8204 950TH ST
022011830700
N8202 950TH ST
022011830800
022011850110
N8194 950TH ST
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N8182 950TH ST
022011840100
022011840200
N8174 950TH ST
DEDICATED ROW
RIVER FALLS
022010320236
022010320237
022010320235
022010320233
022010320232
NW SE
SW SE

TOWN OF RIVER FALLS

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of River Falls, Pierce County, Wisconsin will hold a public hearing on the town's proposed 2027 budget on Monday, November 9, 2026 at 6:45 p.m., at the Unitarian Universalist Society, N8010 State Rd 65, River Falls, WI. Immediately following the public hearing, a Special Town Elector Meeting will be held to approve the 2026 total town tax levy to be collected in 2027. The proposed budget in detail is available for inspection on the town's website at www.riverfallstown.com and at the clerk's office by appointment. The following is a summary of the proposed budget.

	2026	2027	% Change
REVENUES:			
Taxes:			
General Property Taxes	$1,007,512	$1,007,211.00	-0.03%
Other Taxes	$800	$44,553.48	98.20%
Intergovernmental Revenues	$287,269	$310,235.00	7.40%
Licenses & Permits	$15,099	$50,825.00	70.29%
Fines, Forfeitures, Penalties	$100	$0.00	0.00%
Public Charges for Services	$93,100	$67,450.00	-38.03%
Miscellaneous Revenue	$165,187	$23,617.00	-599.44%
TOTAL REVENUES	**$1,569,067**	**$1,503,891**	**-4.33%**
EXPENDITURES:			
General Government	$218,817	$229,512	4.66%
Public Safety	$146,970	$219,701	33.10%
Public Works - Highway	$987,100	$850,120	-16.11%
Public Works - Recycling	$83,432	$85,450	2.36%
Health & Human Services	$6,500	$2,150	-202.33%
Culture & Recreation	$18,500	$10,000	-85.00%
Conservation & Development	$12,270	$15,000	18.20%
Zoning Administrator	$12,000	$12,000	0.00%
Capital Outlay	$0	$7,000	100.00%
Future Facilities Fund	$0	$0	0.00%
Reserve for Contingencies	$5,017	$4,195	-19.59%
Debt Service	$78,461	$68,763	-14.10%
TOTAL EXPENDITURES	**$1,569,067**	**$1,503,891**	**-4.33%**

Reserve Accounts (Estimated starting balance 1/1/27):

Checking Account	$10,000
Money Market Account	$600,000
Equity Account	$330,000
Hwy Equipment Designated Fund	$44,937
Capital Outlay Designated Fund	$40,000
Revaluation Designated Fund	$30,688
Roads Designated Fund	$200,000

2026 Holiday Reception

Invited: Board members, Recycling workers, Rob, Dalton, Committee members, Ruth, Election workers

Holiday Bonus Amounts:

Rob: $200
Dalton: $200
Darrell Hubbell: $50
Sarah, Rita, Don: $100
Jerome: $50
Recycling $50
- Joe M
- Albert
- Kaleb
- Garrett
- Mary M
- Chris
- Kristin
- Greg S

YEAR _____

TOWN OF RIVER FALLS

ANNUAL FIRE SAFETY BURN PERMIT

The undersigned hereby applies for a permit to burn materials in the Town of River Falls pursuant to laws of the State of Wisconsin, Wisconsin Department of Natural Resources, Solid Waste Management programs and the River Falls Town Code https://storage.googleapis.com/juniper-media-library/397/2025/09/CH-11-Health-Welfare.pdf. This permit is issued on an **annual basis**, ending December 31 and may be suspended with official notice by the River Falls Town Board.

Applicant **Land Owner**

Applicant Address (This burn permit is for listed property **only**)

Burn Location **Restrictions**

Phone(Applicant) **Phone (Landowner)**

Email address

Burnable materials include brush, untreated wood, grass, dry leaves, non-recyclable paper.

Non-burnable materials include garbage, recyclable items, plastic (bottles and bags), shingles, wire, metal, electronics, asphalt, painted or treated wood, rubber or oily substances, insecticides, pesticides, paint containers or structures of any kind including barns, shed and homes.

Prior to igniting a burn, you must call the **Pierce County Sheriff's Office at 715.273.5051** and

1, Determine if there is a burning ban in which case burning must be delayed;

2. Indicate name, location of burn and phone number.

3. A follow-up phone to the Pierce County Sheriff's Office must be made to indicate the fire is out.

4. Properties close to the St. Croix and Pierce County boundary should also inform St. Croix Sheriff's Office.

If the River Falls Rural Fire Department is called due to an uncontrolled burn, the resident will be charged for the cost of the fire call.

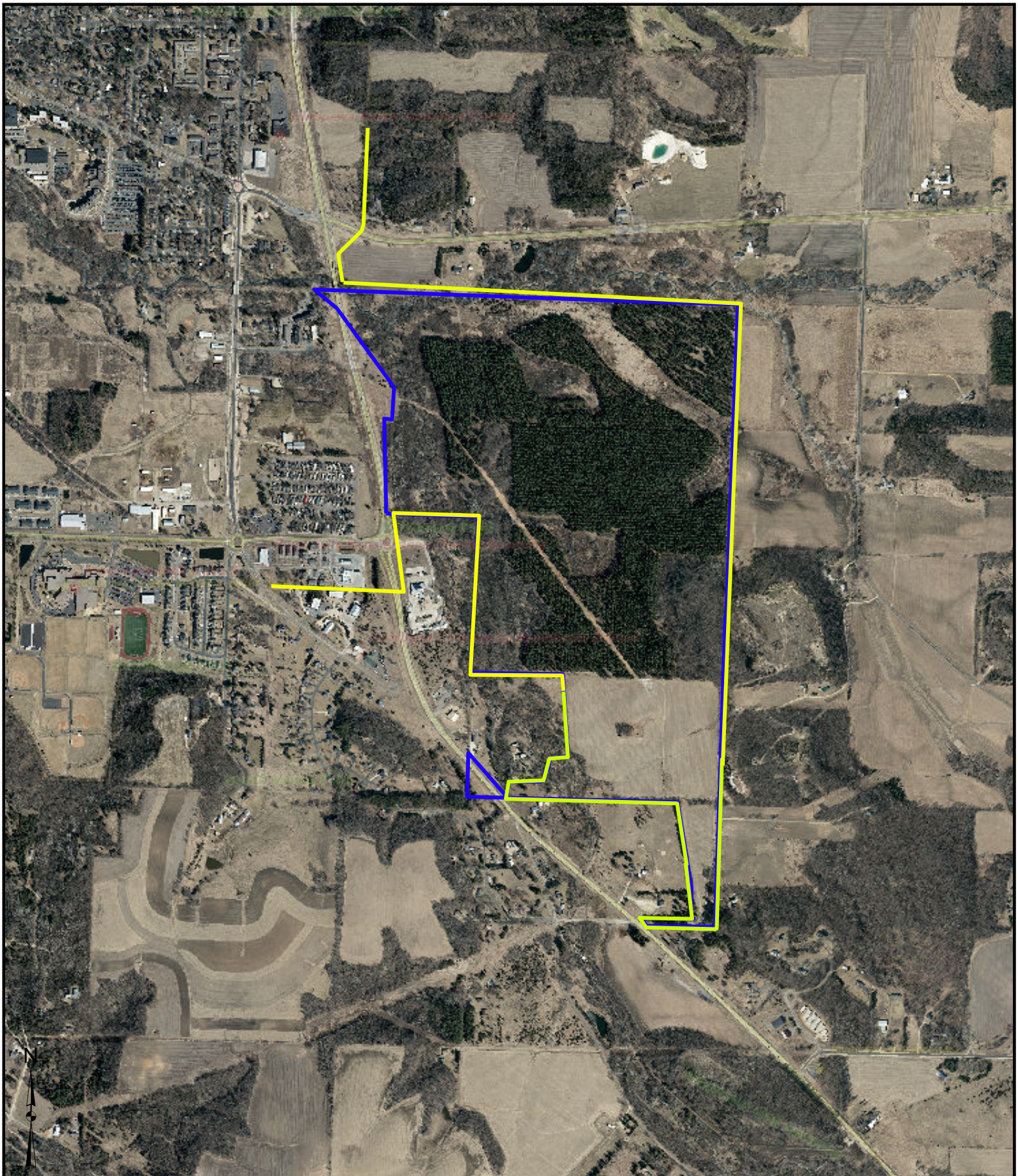
The applicant agrees to comply with and be bound by all the laws, ordinances, rules, regulations and penalties governing burn permits in the Town of River Falls.

Permit Holder Signature _____ Date: _____

Permit Issued By: _____ Position: _____ Date Issued: _____

Post the following on-line

Burn later in day, when winds are gentle, have fire-fighting tools on site before starting fire, have a firebreak around materials to be burned, do not leave fire unattended.



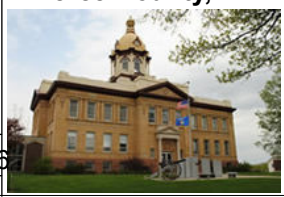
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:15,617

Date: 10/21/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Pierce County, WI



DOR-007601

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

Document Number | Document Name

614541
PIERCE COUNTY
REGISTER OF DEEDS
JULIE HINES

RECEIVED FOR RECORDING
12/21/2022 11:42 AM
EXEMPT #: 2G
RECORDING FEE: 30.00
TRANS FEE:
PAGES: 2

** The above recording information verifies that this document has been electronically recorded and returned to the submitter. **

Recording Area

Name and Return Address

Loberg Law Office, LLP
359 W. Main Street
Ellsworth, WI 54011

THIS DEED, made between Kim G. Halverson as Trustee of the Adolph J.Halverson and Marilyn L. Halverson Irrevocable Trust, dated August 23, 2002, Kim G. Halverson,*** ("Grantor," whether one or more), and the Town of River Falls, a Wisconsin Municipality.

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Pierce County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

***Trustee, Dustin Halverson, Trustee, both with full power of sale or encumbering.

See Attached Legal Description.

022-01031-0330
Parcel Identification Number (PIN)

Dated December 12, 2022.

(SEAL) (SEAL)
* * Kim G. Halverson, Trustee

(SEAL) (SEAL)
* *

AUTHENTICATION

Signature(s)

authenticated on

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Loberg Law Office, LLP
Robert L. Loberg ram/SEF

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
PIERCE COUNTY)

Personally came before me on December 12, 2022 the above-named Kim G. Halverson, Trustee of the Adolph J. Halverson and Marilyn L. Halverson Irrevocable Trust, dated August 23, 2002, Kim G. Halverson, Trustee, Dustin Halverson, Trustee, both with full power of sale or encumbering to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* MAXFIELD F. NEUHAUS
Notary Public, State of Wisconsin
My Commission ~~expires~~: IS PERM.

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
TRUSTEE'S DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 7-2003
* Type name below signatures.

Legal description

Adolph J. Halverson and Marilyn L. Halverson Irrevocable Trust, dated August 23, 2002, Kim G. Halverson Trustee, Dustin Halverson, Trustee, both with full power of sale or encumbering, to the Town of River Falls, a Wisconsin municipality

Lot 4 of Certified Survey Map recorded on December 15, 1994, in Vol. 5 of C.S.M., pg. 6, as Doc. No. 358783, being located in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 7, Township 27 North, Range 18 West, Town of River Falls, Pierce County, Wisconsin, EXCEPT the following two parcels,

EXCEPTION NO. 1, as described in Quit Claim Deed recorded as Doc. No. 434659:
A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 7, Township 27 North, Range 18 West, Town of River Falls, Pierce County, Wisconsin being part of Lot 4, Certified Survey Map, Vol. 5, pg. 6, as Doc. No. 358783, described as follows: Commencing at the East Quarter corner of said Section 7; thence N02°08'43"E (Bearings referenced to the East line of said Northeast Quarter assumed to bear N02°08'43"E) 73.00 feet along said East line of the Northeast Quarter to the point of beginning; thence N88°28'01"W 520.44 feet; thence N19°25'04"W 279.51 feet along the East line of Lot 1, Certified Survey Map, Vol. 5, pg. 6, Doc. No. 358783; thence S88°15'37"E 623.15 feet along the North line of said Lot 4; thence S02°08'43"W 258.80 feet along the East line of said Lot 4 also being said East line of the Northeast Quarter to the point of beginning.

Top of Lot 4 now part of Lot 1

EXCEPTION NO. 2, as described in Quit Claim Deed recorded as Doc. No. 434661:
A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 7, Township 27 North, Range 18 West, Town of River Falls, Pierce County, Wisconsin being part of Lot 4, Certified Survey Map, Vol. 5, pg. 6, as Doc. No. 358783, described as follows: Commencing at the East Quarter corner of said Section 7; thence N02°08'43"E (Bearings referenced to the East line of said Northeast Quarter assumed to bear N02°08'43"E) 73.00 feet along said East line of the Northeast Quarter to the point of beginning; thence N88°28'01"W 520.44 feet; thence N19°25'04"W 279.51 feet along the East line of Lot 1, Certified Survey Map, Vol. 5, pg. 6, Doc. No. 358783; thence S88°15'37"E 623.15 feet along the North line of said Lot 4; thence S02°08'43"W 258.80 feet along the East line of said Lot 4 also being said East line of the Northeast Quarter to the point of beginning.

Same close

Subject to the easements with covenants and restrictions affecting Land as Doc. No. 389906; Also subject to all other easements, restrictions and right of way, expressed or implied

DDI RM

CERTIFICATION OF TRUST

614540
PIERCE COUNTY
REGISTER OF DEEDS
JULIE HINES

RECEIVED FOR RECORDING
12/21/2022 11:42 AM
RECORDING FEE: 30.00
PAGES: 2

** The above recording information verifies that this document has been electronically recorded and returned to the submitter. **

Kim G. Halverson, of Pierce County, Wisconsin, deposes and states under oath the following:

1. The undersigned is Trustee of the Adolph J. Halverson and Marilyn L. Halverson Irrevocable Trust, dated August 23, 2002, Kim G. Halverson, Trustee, Dustin Halverson, Trustee, both with full power of sale or encumbering.
2. The Settlors of the Trust are Adolph J. Halverson and Marilyn L. Halverson.
3. The current authorized and acting Trustees of the Trust, and their addresses, are as follows: Kim G. Halverson, N8808 770th Ave., River Falls, WI 54022 and Dustin Halverson, 3405 33rd Avenue NE, St. Anthony, MN 55418, both with full power of sale or encumbering..
4. The Trust Agreement authorizes the Trustee to sell, convey, mortgage, or lease any and all real estate subject to the Trust, including the property described hereinbelow.
5. The Trust remains in full force and effect and is governed by the laws of the State of Wisconsin.
6. The Trust is an Irrevocable Trust.
7. This certification is given pursuant to Wisconsin Statue §701.1013 to give record notice of the foregoing Trust and for the good faith reliance of purchaser(s) or other parties.

Recording Area

Name and Return Address

Loberg Law Office, LLP

359 W. Main St.

Ellsworth, WI 54011

The Legal Description of the premises to which this certification of Trust applies are as follows:

See Attached Legal Description.

022-01031-0330

Parcel Identification Number

Dated this 12th day of December, 2022.

Kim G. Halverson, Trustee

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
PIERCE COUNTY)

Personally came before me this 12th day of December, 2022, the above named Kim G. Halverson, Trustee of the Adolph J. Halverson and Marilyn L. Halverson Irrevocable Trust, dated August 23, 2002, Kim G. Halverson, Trustee, Dustin Halverson, Trustee, both with full power of sale or encumbering, to me known to be the person who executed the foregoing instrument and acknowledged the same.

* MAXFIELD E. NEUHAUS
Notary Public, State of Wisconsin
My Commission ~~expires~~ IS PERM

THIS INSTRUMENT WAS DRAFTED BY

Robert L. Loberg
Loberg Law Office, LLP

RLM/SKF

Legal description

Adolph J. Halverson and Marilyn L. Halverson Irrevocable Trust, dated August 23, 2002, Kim G. Halverson Trustee, Dustin Halverson, Trustee, both with full power of sale or encumbering, to the Town of River Falls, a Wisconsin municipality

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Subject to the easements with covenants and restrictions affecting Land as Doc. No. 389906; Also subject to all other easements, restrictions and right of way, expressed or implied

DDI RM

EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND

Document Number

Document Title

CONNIE OLSON
REGISTER OF DEEDS
PIERCE COUNTY

389906

11-09-1998 8:00 AM

RECORDING FEE: 30.00
COVENANTS
PAGES: 11

Recording Area

Name and Return Address
THE TITLE COMPANY, INC.

BUF
129

P.O. Box 655
Eau Claire, WI 54702-0655

Parcel Identification Number (PIN)

"THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE"

This information must be completed by submitter: *document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and $2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96*

EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR")

THIS AGREEMENT is made as of the 23 day of October, 1998, by and among JEROLD D. HALVERSON AND ALMA HALVERSON, husband and wife, ADOLPH J. HALVERSON REVOCABLE TRUST, Adolf J. Halverson, Trustee, and MARILYN L. HALVERSON REVOCABLE TRUST, Marilyn L. Halverson, Trustee, whose address is W8808 770th Avenue, River Falls, Wisconsin, 54022 (collectively, "**Halverson**") and PEAK PROPERTIES DEVELOPMENT, a Montana general partnership, whose address is 6640 Shady Oak Road, Suite 500, Eden Prairie, Minnesota 55344 ("**Peak**").

WITNESSETH:

WHEREAS, Halverson is the fee owner of that certain parcel of real property located in Pierce County, Wisconsin, legally described on **Exhibit "A"** attached hereto and made a part hereof (the "**Halverson Parcel**"); and

WHEREAS, Peak is the fee owner of that certain parcel of real property located in Pierce County, Wisconsin, legally described on **Exhibit "B"** attached hereto and made a part hereof (the "**Peak Parcel**"); and

WHEREAS, contemporaneously herewith Peak purchased the Peak Parcel from Halverson and as a condition thereof Peak required the grant of certain easements and restrictive covenants with respect to the Halverson Parcel as provided for herein (all parcels collectively referred to herein as "**Parcels**" and individually as "**Parcel**" and Halverson and Peak collectively referred to herein as "**Owners**" and individually as "**Owner**").

NOW, THEREFORE, in consideration of the above recitals and the easements, covenants, conditions, restrictions and encumbrances contained herein, the sufficiency of which is hereby acknowledged, Halverson and Peak hereby agree as follows:

1. **Easements Granted by Halverson**. Halverson hereby grants to Peak a permanent, non-exclusive easement over, under and across Tract II of the Halverson Parcel, which easement shall be for "Ponding and Drainage Purposes", as hereinafter defined, for the benefit of the Peak Parcel and shall run with title to the Peak Parcel forever (the "**Ponding and Drainage Easement**"). "**Ponding and Drainage Purposes**" shall mean and include (i) the drainage and temporary storage of storm water runoff and snow melt, (ii) the right to excavate, remove and dispose of earth in order to create a pond of adequate depth for the aforesaid purposes (the "**Pond**"), (iii) the right to install, repair and maintain drainage pipes or ditches, (iv) the right to inspect, maintain, clean and repair the Pond, pipes or ditches, (v) the right to store materials and equipment on said Lot 4 on a temporary basis for any of the other Ponding and Drainage Purposes, and (vi) the right to remove brush, trees, plants, shrubs or improvements which may interfere with the construction, repair or maintenance of the Pond, drainage pipes or drainage ditches. It is

expressly understood and agreed that the Ponding and Drainage Easement is a non-exclusive easement and that Halverson shall be entitled to use said Track II for any purpose which does not interfere with the purposes of the Ponding and Drainage Easement set forth herein.

2. **Use of Ponding and Drainage Easement**. Halverson agrees not to place or construct any buildings, structures or other improvements on the Ponding and Drainage Easement, place any fill therein or otherwise alter the elevations and/or contours of the Ponding and Drainage Easement. Halverson shall have no responsibility for the performance or cost of the construction, repair or maintenance of the Pond, drainage pipes or drainage ditch on, under or across the Ponding and Drainage Easement, said performance and cost to be the sole responsibility of Peak. Peak agrees to keep the Ponding and Drainage Easement free and clear of any mechanic's lien or materialmen lien claims by reason of any construction, repair, maintenance or other work done in the Ponding and Drainage Easement by or on behalf of Peak.

3. **Restriction on Use of Halverson Parcel**. For a period of thirty (30) years from and after the date of recording of this Declaration in the office of the Register of Deeds for Pierce County, Wisconsin, the Halverson Parcel shall not be used or occupied for any facility selling, dispensing, storing or disposing of gasoline, diesel, motor fuel or any other petroleum product in any manner whatsoever.

4. **Dedication of Future Roadway/Roadway Easement**. The parties understand and agree that the portion of Tract II of the Halverson Parcel depicted on **Exhibit "C"** attached hereto and made a part hereof (the "**Roadway Parcel**") is likely to be taken in the future by the City of Riverfalls, Wisconsin (the "**City**"), either by condemnation or voluntary conveyance in the lieu thereof, for the easterly extension of that certain public road now known as Cemetery Road. Halverson agrees to cooperate with any such taking and not to object or contest the right of the City to take the Roadway Parcel for such purposes, whether in fee or by easement. Until the Roadway Parcel is so taken, Halverson does hereby grant to Peak a non-exclusive easement over, under and across the Roadway Parcel, which easement shall be for driveway purposes providing ingress and egress to and from the Peak Parcel (the "**Roadway Easement**"). The Roadway Easement shall terminate and be of no further force or effect upon recording in the office of the Register of Deeds for Pierce County, Wisconsin of either (a) a final order or certificate in condemnation granting the City fee simple title to the Roadway Parcel for roadway purposes or an easement over, under and across the Roadway Parcel for public roadway purposes, or (b) another instrument voluntarily conveying such fee or easement in lieu of condemnation. It is expressly understood and agreed that the Roadway Easement is a non-exclusive easement and that Halverson shall be entitled to use the Roadway Parcel for any purpose which does not interfere with the purposes of the Roadway Easement set forth herein. Nothing set forth herein shall be construed as preventing Halverson from transfering, selling or conveying any portion of the Halverson Parcel subject to the Roadway Easement.

5. **Use of Roadway Easement**. Halverson agrees not to place or construct any buildings, structures or other improvements on the Roadway Easement, place any fill therein or otherwise alter the elevations and/or contours of the Roadway Easement. Halverson shall have no

responsibility for the performance or cost of the construction, repair or maintenance of any driveway constructed by Peak over or across the Roadway Easement, said performance and cost to be the sole responsibility of Peak. Peak agrees to keep the Roadway Easement free and clear of any mechanic's lien or materialmen lien claims by reason of any construction, repair, maintenance or other work done in the Roadway Easement by or on behalf of Peak.

6. **Real Estate Taxes**. Each Owner of a Parcel shall pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities, all real property taxes and assessments which are levied against each Parcel.

7. **Condemnation**. Nothing herein shall be construed to give any party an interest in any award or payment made to another party in connection with any exercise of eminent domain or transfer in lieu thereof affecting another Owner's Parcel or giving the public or any government any rights in said Parcel. In the event of any exercise of eminent domain or transfer in lieu thereof with respect to any driveway, the award attributable to the taking of such driveway shall be payable only to the Owner of the Parcel upon which such driveway is located, and no claim thereon shall be made by the Owners of any other Parcel.

8. **Run With the Land**. The easements, restrictions, benefits and obligations hereunder shall create mutual benefits and servitudes running with title to the Parcels. This Agreement shall bind and enure to the benefit of the parties hereto, their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter. Additionally, each party hereto agrees to make a good faith attempt to notify the other parties to this Agreement of a transfer of its fee simple interest in the Parcels. However, failure to give such notice shall not invalidate any of the covenants, restrictions or easements created by this Agreement, it being understood that said notice is intended for the convenience of the parties only.

9. **Duration**. All the easements granted in this Agreement shall continue in perpetuity. The restriction created at Section 3 shall continue for the term specified in said section.

10. **Interpretation**. The headings hereunder are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

11. **No Public Interest**. Nothing contained herein shall be deemed to create any publicly dedicated rights or interests. Each Owner reserves the right to temporarily close driveways located on its Parcel for the purpose of avoiding the establishment of any prescriptive easements or rights therein.

12. **Merger**. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. The parties do not rely upon any statement, promise or representation not herein expressed, and this Agreement once executed and delivered shall not be

modified or altered in any respect except by written instrument executed and delivered in the same manner as required by this document.

13. **Notices**. All notices, requests, demands, and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the Owner to whom notice is to be given, or on the second day after mailing if mailed to the Owner to whom noticed is to be given, by first class mail, registered or certified, postage prepaid, and properly addressed to such Owner at the address where real estate tax statements for the Parcel owned by such Owner are mailed. Any party may change its address for purposes of this paragraph by giving the other Owners written notice of new address in the manner set forth above.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

Jerold D. Halverson
JEROLD D. HALVERSON

Alma Halverson
ALMA HALVERSON

ADOLPH J. HALVERSON REVOCABLE TRUST

Adolph J. Halverson
Adolph J. Halverson, Trustee

MARILYN L. HALVERSON REVOCABLE TRUST

Marilyn L. Halverson
Marilyn L. Halverson, Trustee

STATE OF Arizona)
( )ss.
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 22nd day of October, 1998 by Jerold D. Halverson and Alma Halverson, husband and wife.

OFFICIAL SEAL
LINDA L. CARPENTER
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires June 2, 2000

Linda L. Carpenter
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 23rd day of October, 1998 by Adolph J. Halverson, Trustee of the Adolph J. Halverson Revocable Trust, on behalf of the trust.

CYNTHIA C MONTURIOL
NOTARY PUBLIC
STATE OF MINNESOTA
MY COMM EXPIRES JAN 31, 2000

Cynthia C. Monturiol
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 23rd day of October, 1998 by Marilyn L. Halverson, Trustee of the Marilyn L. Halverson Revocable Trust, on behalf of the trust.

CYNTHIA C MONTURIOL
NOTARY PUBLIC
STATE OF MINNESOTA
MY COMM EXPIRES JAN 31, 2000

Cynthia C. Monturiol
Notary Public

PEAK PROPERTIES DEVELOPMENT,
a Montana general partnership

By: Charles William James
Its: GEN PARTNER

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 23rd day of October, 1998 by Charles William James, the General Partner of Peak Properties Development, a Montana general partnership, on behalf of the partnership.

CYNTHIA C MONTURIOL
NOTARY PUBLIC
STATE OF MINNESOTA
MY COMM EXPIRES JAN 31, 2000

Cynthia C. Monturiol
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION TO HALVERSON PARCEL

HALVERSON TRACT I:

Lot 1 of Certified Survey Map in Volume Five (5) of Certified Survey Maps, Page 6, as Document No. 358783, filed in Pierce County Register of Deeds Office on December 15, 1994, being located in the Southeast Quarter of the Northeast Quarter (SE 1/4 of N/E 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Seven (7), Township Twenty Seven (27) North, Range Eighteen (18) West, Town River Falls, Pierce County, Wisconsin.

HALVERSON TRACT II:

Lot 4 of Certified Survey Map in Volume Five (5) of Certified Survey Maps, Page 6, as Document No. 358783, filed in Pierce County Register of Deeds Office on December 15, 1994, being located in the Southeast Quarter of the Northeast Quarter (SE 1/4 of N/E 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Seven (7), Township Twenty Seven (27) North, Range Eighteen (18) West, Town River Falls, Pierce County, Wisconsin.

EXHIBIT "B"

LEGAL DESCRIPTION FOR PEAK PARCEL

Lot 2 of Certified Survey Map in Volume Five (5) of Certified Survey Maps, Page 6, as Document No. 358783, filed in Pierce County Register of Deeds Office on December 15, 1994, being located in the Southeast Quarter of the Northeast Quarter (SE 1/4 of N/E 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Seven (7), Township Twenty Seven (27) North, Range Eighteen (18) West, Town River Falls, Pierce County, Wisconsin.

018

EXHIBIT "C"

LEGAL DESCRIPTION FOR ROADWAY PARCEL

Part of Lot 4 of the Pierce County Certified Survey Map recorded in Volume 5, Page 6, Document Number 358783 located in the SE1/4 of the NEl/4 and the NE1/4 of the SE1/4 of Section 7, T27N, R18W, Town of River Falls, Pierce County, Wisconsin, further described as follows:

Beginning at the East 1/4 corner of said Section 7; thence S02°30'57"W 27.00' along the East line of said Lot 4; thence N88°28'01"W 391.07'; thence N28°17'05"W 23.05' along a common lot line of Lots 3 and 4 of said Certified Survey Map; thence 88°28'01"W 66.67' along a common lot line of said Lots 3 and 4; thence N01°31'59"E 80.00' along the East line of 830th Avenue (Cemetery Road); thence N88°28'01"W 50.00' along the North line of said 830th Avenue; thence N19°25'04"W 21.42' along a common lot line of Lots 1 and 4 of said Certified Survey Map; thence S88°28'01"E 528.31'; thence S02°08'43"W 93.01' along the East line of said Lot 4 to the point of beginning.

CONSENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR")

The undersigned, the holder of the following described mortgages (collectively, the "**Mortgages**"), does hereby consent to the attached Easements with Covenants and Restrictions Affecting Land ("ECR") (the "**Easements**") and subordinate the lien of the Mortgages to the Easements:

1. That certain mortgage dated December 29, 1987 and recorded in the Office of the Register of Deeds for Pierce County, Wisconsin on January 4, 1988 in Volume 208 of Records, at page 549, as Document No. 313956.

2. That certain mortgage dated March 12, 1990 and recorded in the Office of the Register of Deeds for Pierce County, Wisconsin on March 20, 1990 in Volume 233 of Records, at page 827, as Document No. 325552.

3. That certain mortgage dated March 24, 1994 and recorded in the Office of the Register of Deeds for Pierce County, Wisconsin on March 25, 1994 in Volume 296 of Records, at page 715, as Document No. 353880.

INFERIOR QUALITY ORIGINAL

THE FIRST NATIONAL BANK OF RIVER FALLS

By: Connie A Ruppert

Its: Asst Vice President

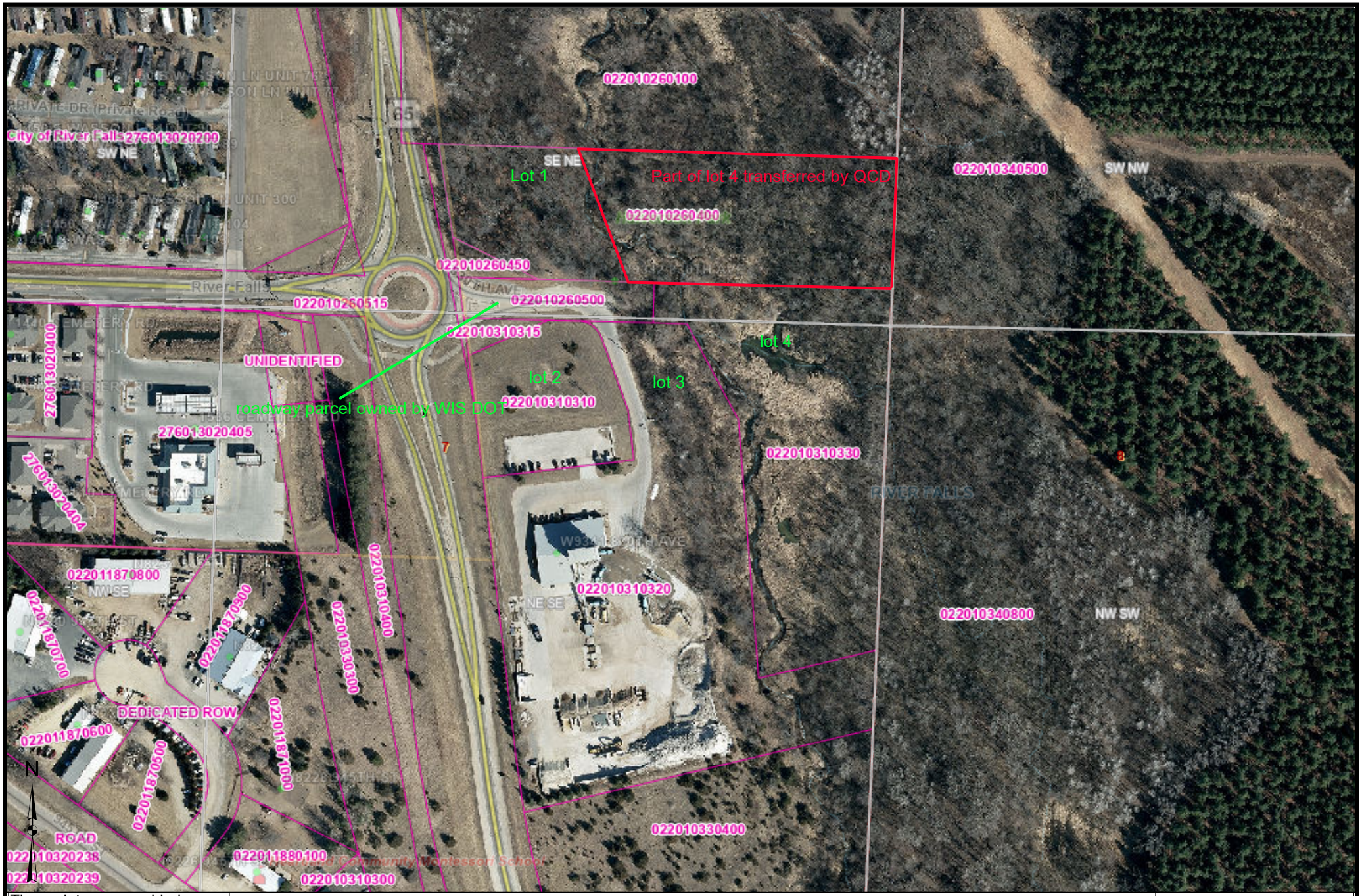
STATE OF ~~MINNESOTA~~ WISCONSIN)
)
COUNTY OF PIERCE)

On this 15TH day of OCTOBER, 1998, before me a Notary Public, appeared CONNIE A RUPPERT, by me duly sworn, did say that she is the ASS'T VICE PRESIDENT of THE FIRST NATIONAL BANK OF RIVER FALLS, a U.S. CORPORATION, and that the foregoing instrument was executed on behalf of said _____ by authority of its _____; and said _____ acknowledged said instrument to be the free act and deed of said _____.

Julie C Hall
Notary Public
MY COMMISSION EXPIRES 9/26/99

218931

020



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Halverson Lots

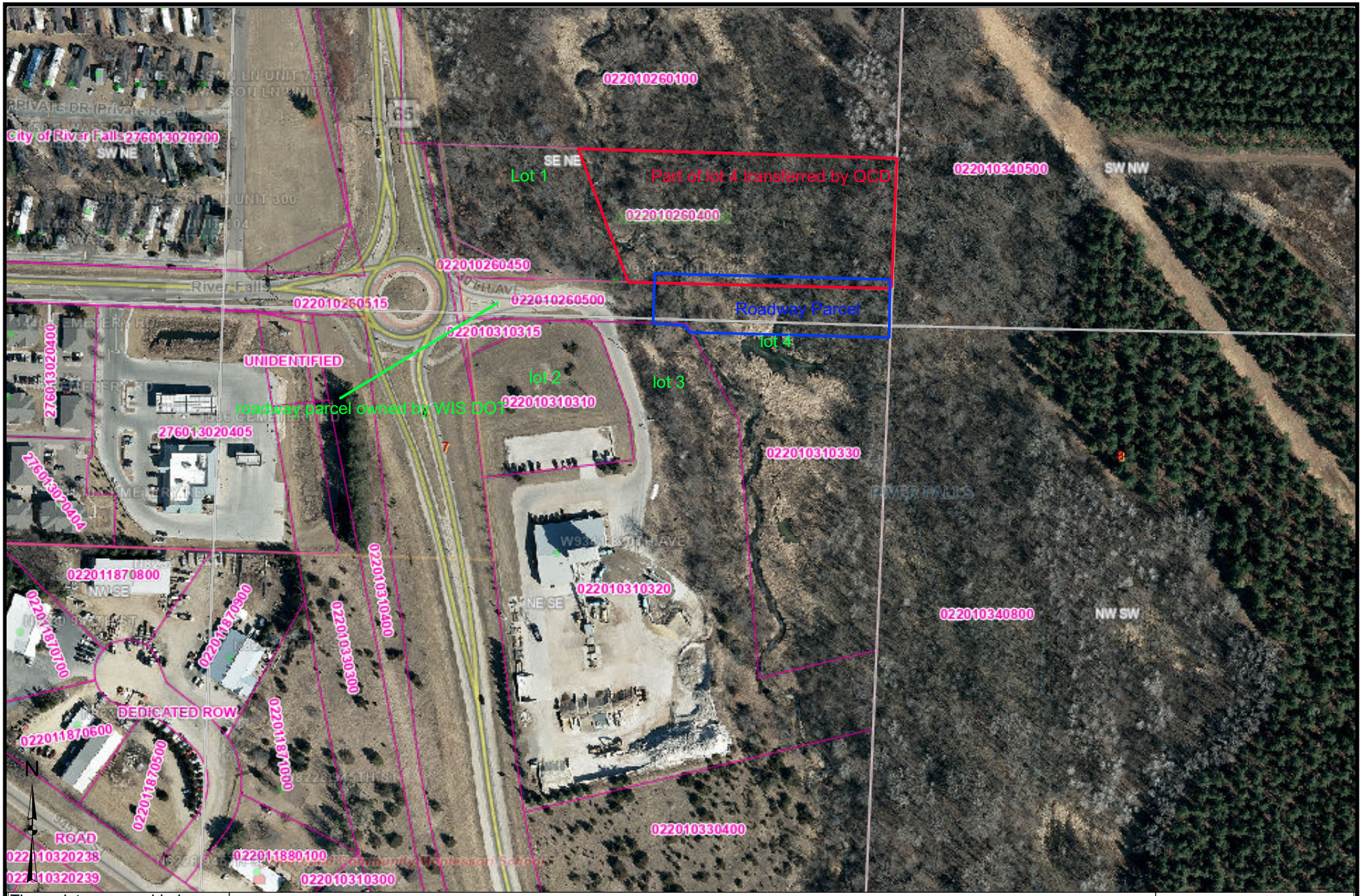
1:2,995

Date: 10/12/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Pierce County, WI





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Halverson Roadway Parcel

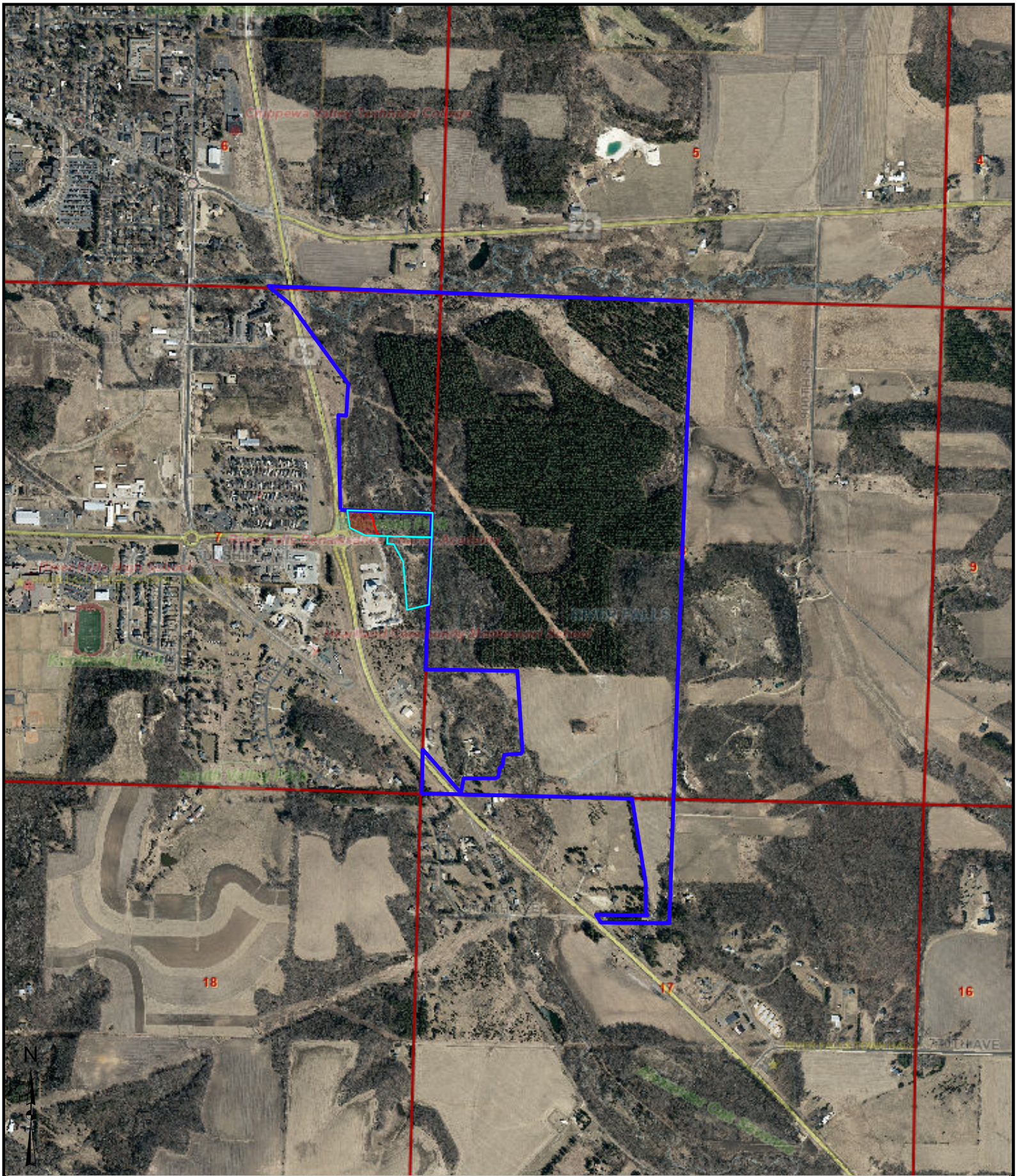
Pierce County, WI



1:2,995

Date: 10/12/2026

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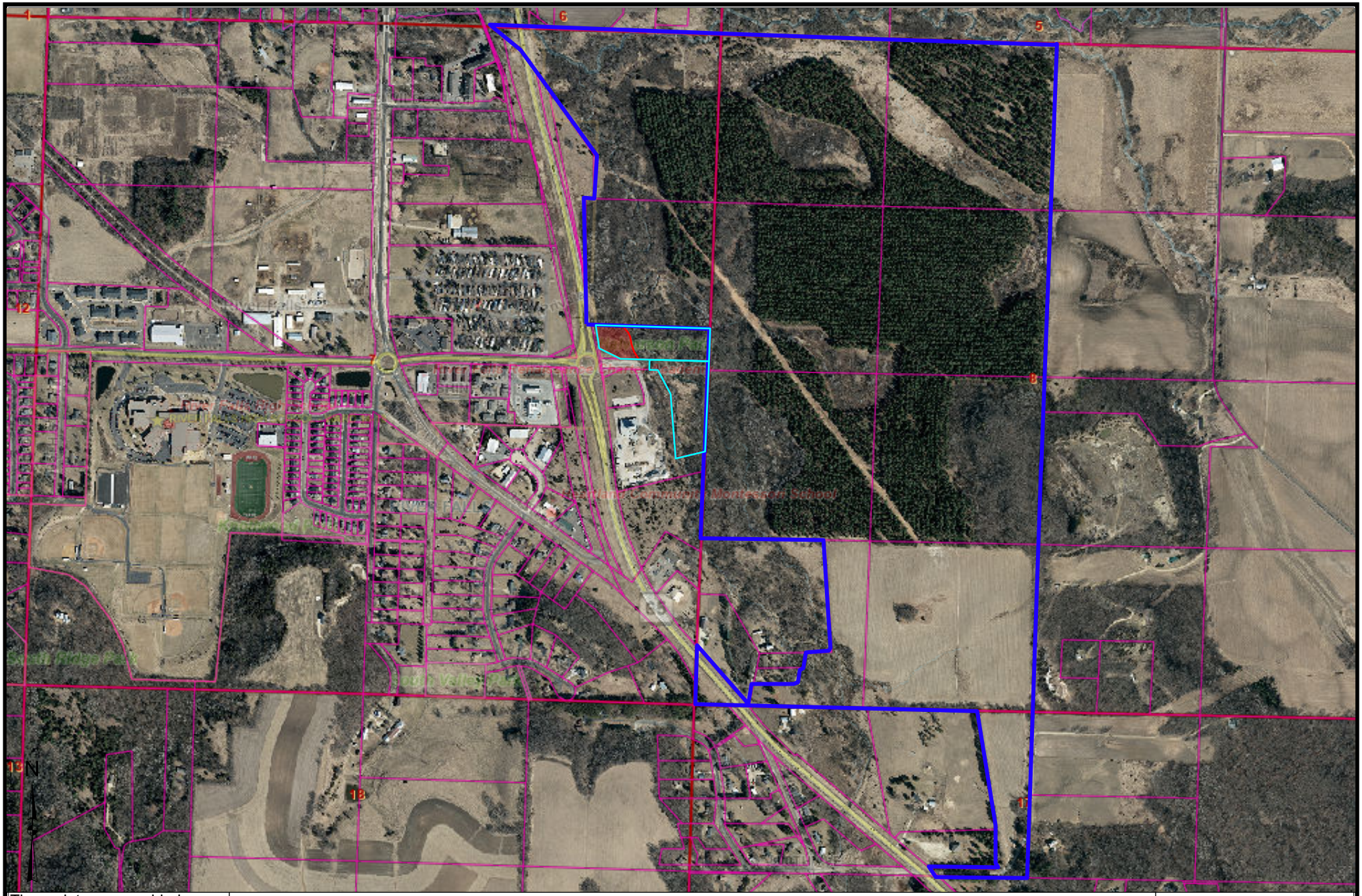
1:15,617

Date: 10/21/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Pierce County, WI





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Moody Property

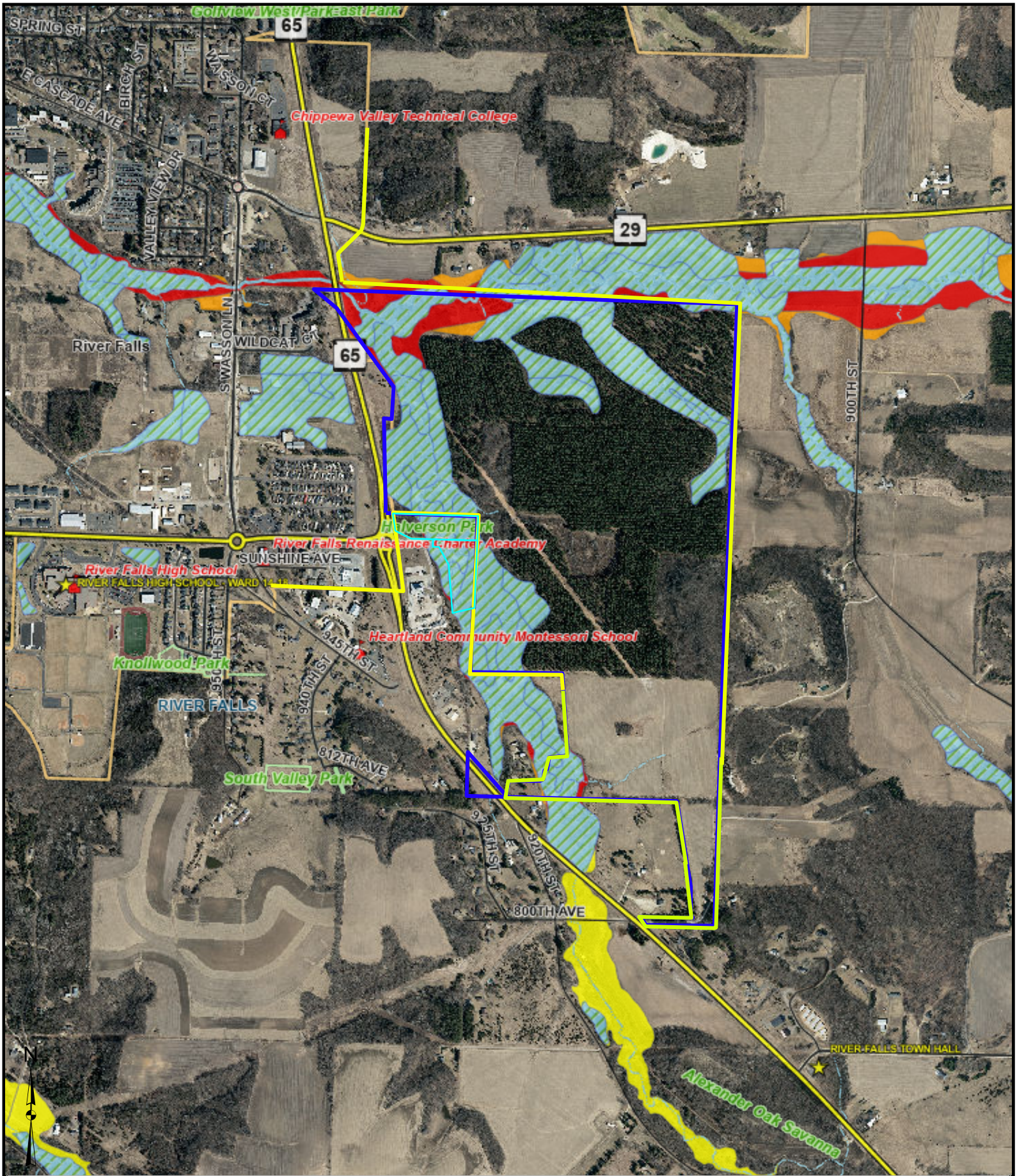
1:11,981

Date: 10/21/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Pierce County, WI





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Wetlands

Pierce County, WI



1:15,617

Date: 10/21/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Register: 1st Nat. BK of RF:Clerk's Checking Account

From 10/19/2026 through 11/09/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/23/2026			1st Nat. BK of RF:Mo...	Deposit			25,000.00	35,096.38
10/23/2026	1414	EFTPS	-split-	39-6006086	1,520.00			33,576.38
10/23/2026	29451	Fristad, Christopher	-split-		243.27			33,333.11
10/23/2026	29452	Gill, Garrett D	-split-		149.03			33,184.08
10/23/2026	29453	Johnson, Kaleb LG	-split-		119.14			33,064.94
10/23/2026	29454	Merta (employee), M...	-split-		107.20			32,957.74
10/23/2026	29455	Schaar Jr., Robert A	-split-		2,281.15			30,676.59
10/23/2026	29472	Flick, Dalton	-split-		2,136.24			28,540.35
11/04/2026	1415	EFTPS	-split-	39-6006086	3,623.51			24,916.84
11/04/2026	1416	Wisconsin Retiremen...	-split-		2,366.22			22,550.62
11/04/2026	1417	Wisconsin Dept. of R...	Payroll Liabilities	036-00003408...	924.77			21,625.85
11/04/2026	29459	Fristad, Christopher	-split-		248.55			21,377.30
11/04/2026	29460	Johnson, Kaleb LG	-split-		237.84			21,139.46
11/04/2026	29461	Kozak, Rita M	-split-		1,156.83			19,982.63
11/04/2026	29462	Kusilek (employee), ...	-split-		788.64			19,193.99
11/04/2026	29463	Mahoney, Joseph M	-split-		1,000.66			18,193.33
11/04/2026	29464	Merta (employee), M...	-split-		102.81			18,090.52
11/04/2026	29465	Meyer, Sarah K	-split-		3,045.94			15,044.58
11/04/2026	29466	Nyquist (employee), ...	-split-		224.59			14,819.99
11/04/2026	29467	Flick, Dalton	-split-		2,107.22			12,712.77
11/04/2026	29467	Foster, Mary J	-split-		630.67			12,082.10
11/04/2026	29468	Rodewald, Jerome C	-split-		523.31			11,558.79
11/04/2026	29469	Schaar Jr., Robert A	-split-		2,346.86			9,211.93
11/04/2026	29470	Smith (supervisor), Siri	-split-		566.51			8,645.42
11/06/2026			1st Nat. BK of RF:Mo...	Deposit			60,000.00	68,645.42
11/06/2026	To Print	Rock Oil Refining, Inc.	Public Works - Recycli...		107.50			68,537.92
11/06/2026	To Print	River Falls Rural Fir...	Public Safety:River Fal...		3,329.90			65,208.02
11/06/2026	To Print	The Journal	General Government:B...		237.50			64,970.52
11/06/2026	To Print	City of River Falls	-split-		595.00			64,375.52
11/06/2026	To Print	Alcivia	Public Works - Roads:...	9805344	2,963.85			61,411.67
11/06/2026	To Print	Carquest Auto Parts ...	Public Works - Roads:...		375.59			61,036.08
11/06/2026	To Print	Kwik Trip	-split-		185.79			60,850.29
11/06/2026	To Print	Advanced Foam	Public Works - Roads:...		16,526.25			44,324.04
11/06/2026	To Print	Verizon Wireless	General Government:T...		47.70			44,276.34
11/06/2026	To Print	Fast Copy Center	General Government:E...		36.10			44,240.24
11/06/2026	To Print	Companion Animal ...	Health and Human Ser...		40.00			44,200.24
11/06/2026	To Print	Applied Metalworks	General Government:T...		374.53			43,825.71
11/06/2026	To Print	Pierce Co. Highway ...	Public Works - Roads:...		258.32			43,567.39
11/06/2026	To Print	Jon's Aerial Lift	Public Works - Roads:...		550.00			43,017.39
11/06/2026	To Print	Liberty Tire Recyclin...	Public Works - Recycli...		513.04			42,504.35

Register: 1st Nat. BK of RF:Clerk's Checking Account

From 10/19/2026 through 11/09/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/06/2026	To Print	Ace Hardware	-split-		197.85			42,306.50
11/06/2026	To Print	Town & Country 4-H...	Culture and Recreation...		500.00			41,806.50
11/06/2026	To Print	Bauer Built	Public Works - Roads:...		591.41			41,215.09
11/06/2026	To Print	US Bank	-split-	4484-7301-144...	1,184.83			40,030.26
11/06/2026	To Print	Terry Kusilek	General Government:B...		232.20			39,798.06
11/06/2026	To Print	Joe Mahoney	Public Works - Recycli...		55.81			39,742.25
11/06/2026	To Print	Fristad, Christopher	Public Works - Recycli...		18.96			39,723.29
11/06/2026	To Print	Garrett Gill	Culture and Recreation...		440.00			39,283.29
11/06/2026	To Print	John Deere Financial	Public Works - Roads:...		1,342.82			37,940.47
11/06/2026	To Print	Maureen M. Ash	General Government:E...		105.00			37,835.47
11/06/2026	To Print	Susan Aubart	General Government:E...		135.00			37,700.47
11/06/2026	To Print	Julie Behnke	General Government:E...		146.25			37,554.22
11/06/2026	To Print	Mary Bergman	General Government:E...		105.00			37,449.22
11/06/2026	To Print	Vicki Cobian	General Government:E...		153.75			37,295.47
11/06/2026	To Print	Robert Ebert	General Government:E...		113.70			37,181.77
11/06/2026	To Print	Joe Fusilier	General Government:E...		103.50			37,078.27
11/06/2026	To Print	Theresa Fusilier	General Government:E...		135.00			36,943.27
11/06/2026	To Print	Vicki Galgowski	General Government:E...		230.00			36,713.27
11/06/2026	To Print	Tami Gregg	General Government:E...		135.00			36,578.27
11/06/2026	To Print	Joanne Kenney	General Government:E...		105.00			36,473.27
11/06/2026	To Print	Cristina Mahoney	General Government:E...		123.75			36,349.52
11/06/2026	To Print	Jennifer Meyer	General Government:E...		105.00			36,244.52
11/06/2026	To Print	Kim Mogen	General Government:E...		147.75			36,096.77
11/06/2026	To Print	Jeff Nielsen	General Government:E...		117.30			35,979.47
11/06/2026	To Print	LeAnn Nielsen	General Government:E...		147.30			35,832.17
11/06/2026	To Print	Lacey Nolan	General Government:E...		30.00			35,802.17
11/06/2026	To Print	Greg Smith	General Government:E...		105.00			35,697.17
11/06/2026	To Print	Ruth Stern	General Government:E...		135.00			35,562.17
11/09/2026	To Print	Royal Credit Union	Impact Fees		6,000.00			29,562.17